

For Sale

Modern Business Unit

1 Gate Lodge Close
Round Spinney Industrial Estate NORTHAMPTON NN3 8RJ



- High quality fit out to include recently replaced roof
- Flexible accommodation split over two floors
- Prominently positioned upon the popular Round Spinney Industrial Estate
- Rarely available freehold opportunity

For Sale Offers in the region of £650,000

Location

The premises are situated upon the Round Spinney Industrial Estate which lies approximately 4 miles to the north east of Northampton town centre. There is good access from the estate to the A43 dual carriageway which forms part of the Northampton ring road system and in turn connects with the A45. This leads to the M1 motorway at junction 15. The surrounding locality comprises a mixed range of predominantly industrial buildings.

Accommodation

The premises comprise a modern business unit that has benefitted from a large, two storey extension. The property is constructed around a steel portal frame with blockwork walls to a height of approximately 2 meters surmounted by shallow framed windows which stand beneath profile steel cladding to the eaves. Above, there is a recently replaced, pitched profile steel clad roof.

Internally, the accommodation comprises a combination of offices, production and storage space. A section to the rear of the original factory building has been fully partitioned and fitted out for use as a laboratory although this accommodation could be adapted for a variety of commercial uses. The extension provides a canteen and training room on the ground floor together with WC facilities whilst on the first floor, there is a combination of open plan and cellular office accommodation. These areas have been fitted out to a high standard to include a combined heating and cooling system incorporated within wall mounted units.

Externally, the property is situated in a small courtyard development of similar units accessed via Gatelodge Close.

Areas

	Sq Ft	Sq M
Factory	3,769	350.14
GF Offices	1,062	98.66
FF Offices	1,062	98.66
Mezzanine	752	69.86
GF Offices/ancillary	956	88.81
FF Offices/ancillary	956	88.81
TOTAL	8,557	794.95

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price

Offers in the region of £650,000

Terms

The premises are available freehold with vacant possession.

Rateable Value: £46,750

Rates Payable: £20,196

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

B (32)

Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To view and for further details please contact:

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[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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