

To Let

Industrial Unit

Unit 3 Dallington Fields Business Park Gladstone Road
NORTHAMPTON NN5 7QA



- Recently refurbished
- Good access & loading facilities
- Shared front yard
- Accommodation of circa 6,946 sq ft
- NB: Red line is indicative only

To Let £47,500 per annum exclusive

Location

The premises are situated off Kingsfield Way and lie close to Mill Lane. This forms part of the Northampton inner ring road system and provides access via the A5076 to the M1 Motorway at Junction 15a. There is also good access into Northampton Town Centre which is only a short distance away.

The surrounding locality comprises a mixed range of commercial properties including warehousing and industrial units together with the KG Business Centre. A number of prominent companies have businesses established on the estate to include Screwfix and Portkabin Ltd.

Accommodation

The premises comprise a modern industrial/warehouse building of steel portal frame construction, with brick and block elevations to a height of approximately 3 metres, surmounted by profile steel cladding up to the eaves. The roof is also clad in profile steel.

A roller shutter door is incorporated within the front elevation, with pedestrian access provided via a personnel door also located on the front elevation. A fire exit is situated towards the rear of the building. The internal accommodation comprises open plan warehouse space with ancillary office space alongside welfare facilities.

Areas

	Sq Ft	Sq M
Warehouse	6,946	645.28
TOTAL	6,946	645.28

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

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

Rent

To Let £47,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

Rateable Value: £35,750
Rates Payable: £15,444

Service Charge

Available upon request.

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

D - 92

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:

Ravi Varambhia - Underwoods
rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149

Charles Church - Underwoods
cc@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 783004



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.

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: 01604 404 060
Web: [underwoods.co.uk](http://www.underwoods.co.uk)