



**UNIT 4, ST JAMES TRADE PARK, NORTHAMPTON, NN5 5JW**  
**TO LET: PRIME TRADE COUNTER OPPORTUNITY – 5,915 SQ FT**



## Location

The unit is situated on a prime trade counter pitch within St James Trade Park. The unit is located immediately off St James' Mill Road which adjoins the A4500 providing direct access to Northampton Railway Station and the Town Centre. The estate is home to a number of established trade occupiers including Euro Car Parts, Toolstation, Magnet Kitchens and Arco. This represents a rare opportunity to join this prestigious line up of trade occupiers.

## Description

St James Trade Park is a prime trade counter scheme located within the heart of Northampton. The estate comprises a terrace of trade counter units of steel frame construction which were completed in 2009. The property comprises brick external walls, with profiled steel cladding. The former Nisbets unit comprises 5,915 sq ft of trade counter accommodation, benefitting from allocated parking and prime road frontage.



## Specification

- Rare trade counter opportunity
- Allocated parking
- Trade counter layout
- Three phase power
- Concrete floor
- Sectional up and over loading door with separate pedestrian/trade entrance

## Accommodation

Accommodation		
Description	SQ M	SQ FT
Trade Counter	549	5,915

## Business Rates

The subject property has a Rateable Value of £55,000. Please note this is not the amount an occupier would pay and we recommend you seek professional advice or make your own enquiries with the VOA.

## EPC

Available upon request

## Terms

Available by way of a new lease, with full terms available from the sole agent.

## Legal costs

Each party to bear their own costs.

## Contact

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