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INDUSTRIAL/WAREHOUSE UNIT **FOR SALE** 2,653 FT² (246.49 M²) APPROX PLUS MEZZANINE



50 BUNTING ROAD | KINGSTHORPE HOLLOW | NORTHAMPTON | NN2 6EE

- ▶ Modern semi detached warehouse
- ▶ Prominent corner location
- ▶ Secure fenced and gated yard
- ▶ Good on site loading, 5m minimum eaves
- ▶ Mezzanine floor totalling 1,344 sq ft (124.84 sq m)

FOR SALE FREEHOLD - OFFERS ARE INVITED IN EXCESS OF £265,000 EXCLUSIVE

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LOCATION

The premises are situated on Bunting Road which lies approximately 2 miles to the North of Northampton Town Centre. There is access via Balfour Road to the A508 Kingsthorpe Road which in turn connects with the Northampton ring road system.

The surrounding locality comprises a mixed range of both commercial and residential property with a number of locally established businesses.

DESCRIPTION

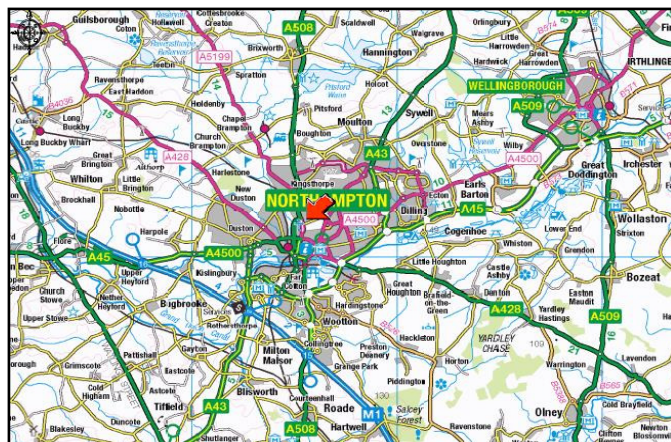
The property comprises a semi-detached industrial building constructed around a steel frame with brick and blockwork elevations surface mounted by profile steel cladding. Pitched, corrugated asbestos clad roof which has been lined and insulated internally incorporating translucent roof panels.

Internally, the premises incorporate single storey office/ancillary accommodation to include kitchen and WC facilities. A substantial mezzanine floor has been installed within the factory area to provide additional storage/production accommodation. Access for loading purposes is gained via a single electric roller shutter. Both heating and lighting are provided throughout the warehouse. Externally, the premises benefit from a secure, fenced and gated yard fronting onto Bunting Road.

ACCOMMODATION

The floor areas are expressed on a gross internal basis and are approximate, having been rounded.

	ft	m
Warehouse	2,181	202.66
Office/Ancillary	472	43.83
Total GIA	2,653	246.49
Mezzanine	1,344	124.84
Total including mezzanine	3,997	371.33



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TERMS

The property is available on a freehold basis. Offers are invited in excess of £265,000 (exclusive of VAT).

RATES

The rateable value of the property is £13,000. Rates payable for the current financial year April 2017 – March 2018 equate to £6,058 approximately, subject to any transitional premium or relief. Interested parties are advised to make their own enquiries of the Local Billing Authority.

SERVICES

All mains services including 3 phase electricity and gas are understood to be connected or available to the property. The services and service installations have **not** been tested, and are assumed to be in good order. Prospective purchasers should satisfy themselves in this regard.

LEGAL COSTS

Both parties to pay their own legal costs incurred in the transaction.

VAT

The purchaser will be responsible for the payment of any VAT.

EPC

The premises have an EPC rating of D90.

VIEWING

Viewing and further information strictly via the sole agents.

Victoria Robinson / Chris Drummond
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