

TO LET

UNIT 16 MILLBROOK CLOSE
ST JAMES MILL ROAD, NORTHAMPTON NN5 5JF

DRAKE
PARTNERS

01604 620616

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- POPULAR ESTABLISHED TRADE / INDUSTRIAL ESTATE WITH EASY ACCESS TO J15 AND J16 OF THE M1 AND THE WIDER MOTORWAY NETWORK
- MODERN UNIT UNDERGOING REFURBISHMENT TO INSTITUTIONAL STANDARD

INDUSTRIAL / TRADE COUNTER UNIT

2,319 SQ FT (215.44 SQ M)

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LOCATION

St James Mill Business Park is located on the popular St James Mill Road Industrial Estate located to the western side of Northampton town centre.

The estate is accessed via the A4500, St James Road, which provides direct access to the M1 at J16 and A4076 leading to the A45/A14. Northampton railway station is located approximately 5 minutes' drive from the estate and provides direct trains to London Euston and Birmingham New Street in under 1 hour.

DESCRIPTION

St James Mill Business Park comprises a range of industrial/warehouse units of steel portal frame construction with brick-built elevations to half height and steel profile cladding above.

The units are being refurbished to a high standard and while specification of individual units varies, it generally includes:

- Roller shutter door
- LED lighting
- Internal and external redecoration
- WC
- Parking

SERVICES

Mains water, drainage, gas, and single and three phase electricity, are connected to the property. Drake & Partners have not tested these services and occupiers are advised to make their own enquiries in this regard.



ACCOMMODATION

	SQ FT	SQ M
Unit	2,319	215.44
TOTAL	2,319	215.44

ASKING TERMS

The buildings are available To Let at a rental of £31,500 per annum. Contact Drake & Partners for further quoting terms.

Regrettably the landlord will not accept any motor related businesses on this site.

BUSINESS RATES

The property has a Rateable Value of £17,750.

Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate the actual rates payable.

SERVICE CHARGE

A service charge is payable for the upkeep and management of the common parts of the estate.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

The EPC rating is C68. Please enquire for further details.

CONTACT

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