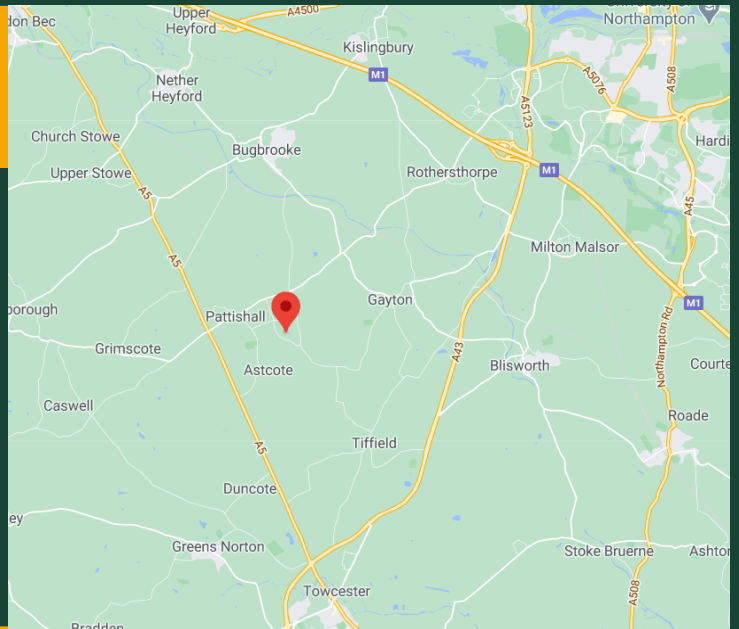


TO LET



Industrial / warehouse unit

- Ground floor workshop / warehouse of 6,560 ft² with mezzanine offices and storage of 2,215 ft²
- Can be split to four smaller units
- Large yard for loading and parking
- Front loading access and internal eaves height of 4.7 metres
- Strategically located close to Northampton, Daventry, Towcester and the M1 Motorway
- Available immediately on a new lease
- £43,000 per annum exclusive for the whole



BERRYS
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Oak House, 32 Ashby Road,
Towcester Northamptonshire,
NN12 6PG
Tel: 01327 356140
Towcester@berrys.uk.com



LOCATION

The property is located on a small estate on the outskirts of the village of Eastcote in Northamptonshire.

The property is strategically located for access to the A5 Watling Street only one mile west and to Junction 15A of the M1 motorway four miles north east. Northampton, Towcester and Daventry and are all accessible within a 15 minute drive. Silverstone circuit is also close by to the south.

DESCRIPTION

The property comprises a converted agricultural building with a steel portal frame, concrete floors, profile metal sheet walls and a dual pitched and insulated roof incorporating translucent light panels.

The property is arranged as several workshop / warehouse areas with high quality offices at ground and mezzanine levels and a large mezzanine level for storage.

The warehouse areas have a minimum eaves height of 4.8 metres and 6.2 metres to the ridge. Loading to the unit is via two electronic operated roller shutter doors. To the front is a large yard area and electronic security gate.

The property can be split into four separate units.

ACCOMMODATION

The property provides the following approximate gross internal areas:

	M ²	Ft ²
Ground floor warehouse	609.44	6,650
Mezzanine offices	67.17	723
Mezzanine storage	138.66	1,492
Total	815.27	8,775

The property can be split as follows:

Unit 1 - 208.36m² (2,242 ft²) with mezzanine storage of 138.66m² (1,492 ft²)

Unit 2 - 175m² (1,883 ft²)

Unit 3 - 107.27m² (1,155 ft²)

Unit 4 - 118.81m² (1,279 ft²) with mezzanine offices of 67.17m² (723 ft²)

TERMS

The units are available on new internal repairing and insuring leases on terms to be agreed.

RENT

£43,000 per annum exclusive for the whole. For the rent of smaller units contact the agent for further information.

VAT

Any rents, prices and premiums quoted are exclusive of VAT which may be chargeable.

SERVICES

Mains three phase electricity, gas, water and drainage are connected to the property however these services have not been tested by the agent.

BUSINESS RATES

The property has a rateable value of £16,750. Any rates payable should be confirmed with the Local Authority, details provided below.

LOCAL AUTHORITY

South Northants Council, The Forum, Moat Lane, Towcester, Northamptonshire, NN12 6AD.
Tel: 01327 322322

LEGAL COSTS

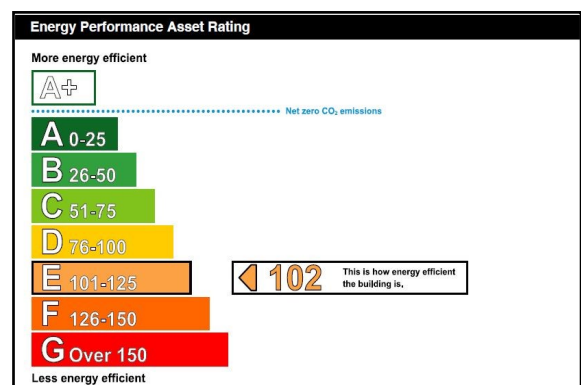
Each party is to bear their own legal and professional costs.

VIEWING

Strictly by appointment via the sole agent.

Duncan Batty MRICS

01327 356140 / duncan.batty@berrys.uk.com



IMPORTANT NOTICE

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1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
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