

RAVENS WAY • CROW LANE INDUSTRIAL ESTATE • NN3 9UD

NORTHAMPTON
SIXTY3

63,695 SQ FT (5,917 SQ M)



MODERN DISTRIBUTION FACILITY **TO LET / FOR SALE**



FEATURES



Modern distribution facility
refurbished 4 years ago



Min eaves 6.5m



Secure site



2 Dock level loading doors



LED lighting



Loading yard extending to 40m



5 Level access loading doors



250 KVA



48 car parking spaces

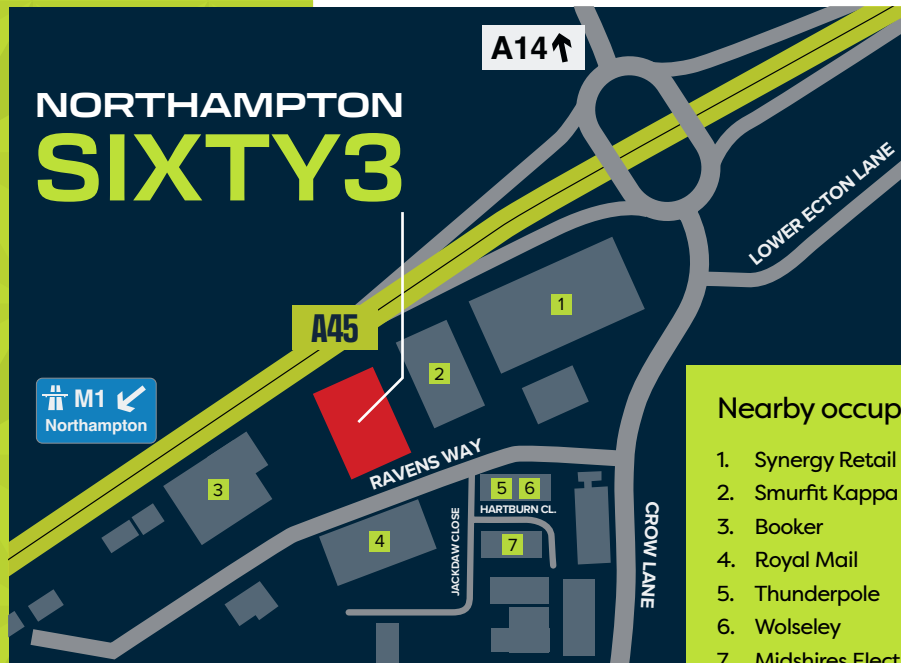
NORTHAMPTON
SIXTY3

LOCATION

The property fronts Ravens Way on the popular Crow Lane Industrial Estate, backing onto the A45, 4.5 miles east of Northampton town centre and 7 miles north east of Junction 15 M1.

The unit occupies a prominent position opposite Royal Mail with Smurfit Kappa to the east and Booker Northampton to the west.

A45	Adjacent
Northampton town centre	4.5 miles
M1 Junction 15	7 miles
A14 (via A45)	17 miles
Kettering (via A43)	13 miles
Rugby (via A428)	26 miles



Nearby occupiers:

1. Synergy Retail Support Ltd
2. Smurfit Kappa
3. Booker
4. Royal Mail
5. Thunderpole
6. Wolseley
7. Midshires Electrical



DESCRIPTION

A modern distribution facility which was refurbished approximately four years ago, providing substantial warehouse and ancillary showroom / welfare accommodation together with recently fitted first floor offices.

The warehouse provides a minimum eaves height of 6.5 metres and benefits from two dock level and five level access loading doors. The property also provides a secure site, loading yard extending to 40 metres and 48 car parking spaces.

Further specification includes LED lighting and a 250 KVA power supply.

ACCOMMODATION (GEA)

The accommodation comprises the estimated following areas:

NORTHAMPTON SIXTY3	sq ft	sq m
Warehouse & ancillary showroom / welfare	60,637	5,633
First floor offices	3,058	284
TOTAL	63,695	5,917





EPC

C-57

VAT

The property is elected for VAT.

RENT

On application.

TERMS

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated.

A Freehold sale will also be considered.



Viewing strictly by prior appointment via the joint sole agents:



**Baker
Harman**

01604 96 96 96

www.bakerharman.com

RICHARD BAKER

07725 834 136

richard@bakerharman.com



**CUSHMAN &
WAKEFIELD**

01604 232 555

cushmanwakefield.com

FRANCO CAPELLA

07834 197403

franco.capella@cushwake.com

PATRICK MOONEY

07920 451369

patrick.mooney@cushwake.com