

To Let

Modern Industrial / Warehouse Building

Unit 3 16 Sketty Close
Brackmills Industrial Estate Northampton NN4 7PL



- Prominently located upon prime industrial estate
- Includes office / ancillary accommodation
- Good level of onsite car parking
- Good internal eaves height

To Let £45,000 per annum exclusive

Location

The premises are prominently situated upon the Brackmills estate which has become recognised as one of the principal industrial locations in the East Midlands. The estate is characterised by a mixed range of industrial and distribution occupiers with prominent companies established in the area including Panasonic, Travis Perkins and ASDA.

There is excellent access on to the A45 dual-carriageway which leads directly to Junction 15 of the M1 motorway. There is also good access to the A14 (M1/A1) link road at both the Kettering and Thrapston junctions.

Accommodation

The premises comprise a modern, end of terrace industrial/warehouse building of steel portal frame construction with brick and block elevations to a height of approximately 2m surmounted by profile steel cladding to eaves. Above, there is a pitched, profile steel clad roof which has been insulated internally and incorporates translucent roof panels.

Internally, the property incorporates a large open office situated to the front of the unit together with adjoining kitchen and WC facilities. The remainder of the accommodation comprises a predominantly open plan area suitable for a range of warehousing or manufacturing uses. Loading is provided through a single sectional door incorporated within the front elevation. The minimum internal eaves height is approximately 5m.

Areas

	Sq Ft	Sq M
GIA	4,488	416.94
TOTAL	4,488	416.94

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

Rent

To Let £45,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £27,000

Rates Payable: £13,473

Service Charge

TBC

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

D (95)

Services

We understand that mains services including water drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Ravi Varambhia - Underwoods

rv@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 774149

Charles Church - Underwoods

cc@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 783004



[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Underwoods LLP
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: 01604 404 060
Web: underwoods.co.uk