



UNIT 2 Brackmills Trade Park

Caswell Road • Northampton • NN4 7PW

TO LET

- Prominent site located in the heart of the Brackmills Industrial Estate
- Suitable for use as drive to takeaway unit
- Suitable for alternative uses (STP)



MID TERRACE TRADE COUNTER / TAKEAWAY UNIT OF 1,000 SQ FT (92.90 SQ M)

EXISTING
OCCUPIERS
INCLUDE:

COSTA

SUBWAY

GREGGS

Pizza Hut

**National
Windscreens**

JIGGRAPH
TRANSPORT SUPPLIES LTD

SCREWFIX

BELGRADE
INSULATIONS
& DRYLINING

HOWDENS
JOINERY CO.

**Auto
Windscreens**
CLEARLY GOING PLACES

**EASY
BATHROOMS**

UNIT 2 Brackmills Trade Park

Brackmills Trade Park comprises a 3.5 acre site that provides buildings totalling 65,200 sq ft.

Unit 2 comprises a mid-terrace takeaway unit of approximately 1,000 sq ft (92.90 m²).

PLANNING

The unit currently has planning permission for a A5 use.

SPECIFICATION

Unit 2 benefits from the following specification:-

- Shared Parking/Yard Space
- 3 Phase Electric and Mains Gas Supplies
- Steel Portal Frame Construction
- Clear Span Footprint
- Approximate Eaves Height of 4m
- Excellent Thermal Insulation
- A Rating EPC
- Dual personnel doors



UNIT 2
Gross Internal Area of
1,000 sq ft (92.90 sq m)



CASWELL ROAD • BRACKMILLS INDUSTRIAL ESTATE • NORTHAMPTON • NN4 7PW

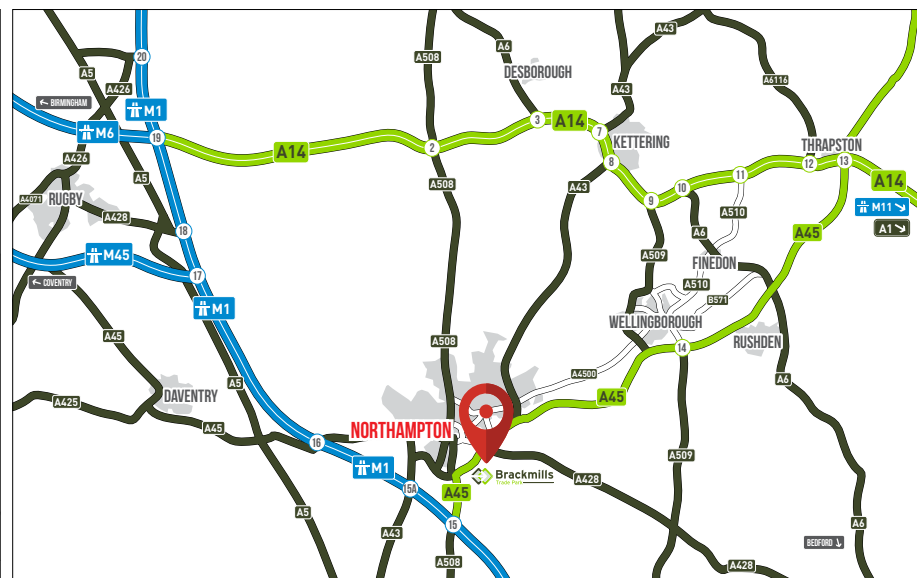
LOCATION

Brackmills Trade Park is located adjacent to the junction between Caswell Road and Gowerton Road in the heart of the Brackmills Industrial Estate in Northampton.

Brackmills Industrial Estate comprises a 750 acre Business Park that is the home to 150 businesses and 11,500 employees.

The Brackmills Industrial Estate is located on the southern side of Northampton and has direct access to the A45 which provides dual carriageway access to the M1 at Junction 15 (4 miles).

Occupiers on the estate include Barclaycard, IPSL, Asda, Travis Perkins, Jewsons, Wickes, Sainsbury's, Decathlon, John Lewis, Harvey Nichols and Wickes.



SERVICE CHARGE

A service charge will be levied for the upkeep of the estate.

BUSINESS RATES

The property has a Rateable Value of £14,250. The Uniform Business Rate for 2024/25 is 51.2p in the £.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be negotiated. Guide Rent: £25,000 pa exclusive.

VIEWING & FURTHER INFORMATION

For viewing and further information, please contact the sole agent:

RICHARD BAKER



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Anti-Money Laundering & Terrorism Financing Regulations:

In accordance with anti-money laundering and terrorism financing regulations, two forms of identification (including passport) and confirmation of funding will be required from all applicants proceeding in a lease or purchase.

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