

To Let

Industrial Unit - Suitable for Vehicle Storage

89-91 Balmoral Road
NORTHAMPTON NN2 6JY



- Prominent location
- Main road frontage
- Versatile workshop accommodation to include an office
- Available on flexible leasehold terms
- Vehicle storage permitted.

To Let £26,000 per annum exclusive

Location

The premises are prominently situated on Balmoral Road and lie between the A508 and the A5095. These roads provide direct access to the area of Kingsthorpe where a wide range of local amenities can be found.

The surrounding locality comprises predominantly residential dwelling houses interspersed with various commercial units. The subject property benefits from having a wide frontage directly on to Balmoral Road.

Accommodation

The premises comprise a workshop/storage unit of traditional brick construction standing beneath a predominantly pitched profile steel clad roof. To the rear of the original building, there is a single story extension standing beneath a flat felted roof which provides additional storage accommodation together with a single office and WC facilities.

Internally, the layout of the property provides flexible accommodation well suited to a range of commercial uses. Loading access is gained by a concertina door incorporated within the front elevation. There is also separate pedestrian access. To the rear of the unit, there is a single office together with WC facilities.

Externally, the premises front on to Balmoral Road and benefit from a concrete forecourt from where there is access into the property.

Areas

	Sq Ft	Sq M
Ground Floor	2,358	219.06
TOTAL	2,358	219.06

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.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £26,000 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: £10,750

Rates Payable: £0

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

Available upon request.

Services

We understand that all mains services including water, drainage and electricity are available 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:

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