

## FOR SALE

### WAREHOUSE / WORKSHOP UNIT With Car Parking

**UNIT 3 KINGSTHORPE BUSINESS CENTRE  
STUDLAND ROAD  
NORTHAMPTON NN2 6NE**

#### LOCATION

The premises are located around 1.5 miles north of the town centre of Northampton with access off the A508 in Kingsthorpe Hollow.

#### DESCRIPTION

The property offers tidy ground floor working space for business /warehouse use with WC and mezzanine installed.

There is a roller shutter door 3.7m wide, x 4.6m high and 5 car parking spaces. 3 Phase Electricity. 2 WC's on Mezzanine.

Eaves height: 5.3m

#### ACCOMMODATION

GIA Ground floor	205 m2	(2206 Sq.Ft.)
First floor offices	26.83m2	(289 Sq.Ft.)
Mezzanine	96m2	(1033 Sq.Ft.)
TOTAL	327.8	(3529 Sq.Ft.)

#### TERMS

The premises are offered For Sale at £365,000

EPC D-87



#### VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

#### RATES

RV: £15,000

#### SERVICES

3-Phase Electricity, WC's

#### COSTS

Each party to bear their own legal costs.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**STEPHEN CHOWN**

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