

To Let: Detached Industrial / Trade Counter Unit



Heathfield Way
Kings Heath Industrial Estate
Northampton
NN5 7QP

- 23,015 sq ft (2,138.205 sqm) Detached Industrial/Trade Counter Unit
- Large hard surface yard area
- Site area (1.17 acres)

LOCATION

The property is located in a prominent position on the corner of Heathfield Way and Mill Lane in Northampton. Heathfield Way is approximately 3 miles North of Northampton town centre.

The Kings Heath Industrial Estate is popular and is well tenanted with a number of national companies including a significant number of trade counter operators.

Occupiers in the surrounding area (including the adjacent Orbital Trade Park) include Brewers, Plumbase, Topps Tiles, Yess Electrical, Salon Services, Mr Clutch and other occupiers in the surrounding area include Portacabin, Castle Coachworks, Carlsberg, Jones Cash & Carry, Screwfix, Mr Tyre and Radius Cranes.

DESCRIPTION

The property comprises a detached Industrial/Trade Counter building.

The property benefits from the following specification / amenities:

- Steel portal frame construction with a steel truss roof with part clad and part brick-built elevations and a clad roof.
- 6m minimum eaves height (to the truss).
- 1 no. level access loading door (2 currently used for pedestrian access)
- 3 separate personnel entrances
- Offices/ancillary accommodation on ground and first floor
- Large hard surface yard area.

ACCOMMODATION

The property comprises the following Gross Internal Area (GIA)

	Sq Ft	Sq M
Warehouse/Ancillary	21,314	1,980.1
F/F Offices/Ancillary	1,701	158.1
Total	23,015	2,138.20

Site area: 1.17 acres (0.47 hectares)

BUSINESS RATES

Rateable Value: £130,000

The Uniform Business Rate for 2025/26 is 55.5p in the £.

EPC

The property has an EPC Rating of 57 within Band C.



TERMS

The property is held by way of a Full Repairing and Insuring Lease from 14th February 2020 for a term of 10 years. The current rent passing is £140,000 pa.

There is a rent review due this year, which has yet to be instigated by the landlord.

The property is available by way of a sublease or lease assignment.

SERVICES

We understand that the property has all mains services.

The services have not been tested and interested parties are requested to make their own enquiries in this regard.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

LEGAL COSTS

Each party is to bear their own legal costs.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

VIEWING

To view and for further details please contact:

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