

# For Sale

Detached Business Unit

19 Ferro Fields  
Brixworth Northampton NN6 9UA



- Refurbished Business Unit
- Popular village location
- Rarely available freehold opportunity
- Good provision of on-site car parking

Offers in the region of £450,000

## Location

The premises are situated on Ferro Fields which forms part of the Scaldwell Road Industrial Estate in Brixworth. The village benefits from its close proximity to the A508 Harborough Road which connects Northampton with Market Harborough.

The surrounding locality comprises a mixed range of commercial buildings. A wide range of amenities are provided within the village to include various shops, pubs/cafes and leisure facilities.

## Accommodation

The premises comprise a detached, two story business unit of traditional brick construction standing beneath a pitched roof. The accommodation has been adapted internally to provide workshop/storage accommodation on the ground floor whilst above, the layout provides a number of individual offices together with a large meeting room. These offices are finished to a good standard throughout. Both kitchen and WC facilities are provided on both floors.

Externally, the premises are accessed from Ferro Fields and benefit from having approximately 10 car parking spaces provided to the front and right hand side of the property.

## Areas

	Sq Ft	Sq M
Whole Building	4,802	446.11
<b>TOTAL</b>	<b>4,802</b>	<b>446.11</b>

## Other Information

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

## Price

For Sale Offers in the region of £450,000

## Terms

The premises are available freehold with vacant possession.

## Business Rates

2026/2027

**Rateable Value:** £31,000

**Rates Payable:** £13,392

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

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

## EPC

Awaited.

## 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 purchasers to ensure that the facilities are installed and working to their own satisfaction.

## Viewing

To View and for further details please contact:

**Charles Church - Underwoods**  
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Telephone: 01604 404060  
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**Ravi Varambhia - Underwoods**  
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[View Location](#)



**RICS**



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