

For Sale (May Let): Industrial/Warehouse Unit



Unit 11 Monarch Courtyard
Brackmills Industrial Estate
Northampton
NN4 7BD

- 8,036 sq ft (746.62 sq m) Industrial Warehouse Unit
- 12 Allocated car parking spaces
- Ready for immediate occupation
- Racking available (by separate negotiation)

LOCATION

The property is located on Monarch Courtyard which is on the popular Brackmills Industrial Estate in Northampton.

Monarch Courtyard is accessed from the eastern side of Salthouse Road which is one of the main through roads for the estate.

Road connections in the area are excellent with Brackmills being immediately adjacent to the A45 dual carriageway and the A43, A45, A508 and A428 all providing access to surrounding areas. Junctions 15, 15a and 16 of the M1 are easily accessible and Northampton Railway Station is a short drive away.

DESCRIPTION

The subject property comprises a mid-terrace Industrial / Warehouse unit located within the popular Monarch Courtyard Development in Northampton.

The property benefits from the following facilities / amenities: -

- Clear span warehouse unit with a minimum full eaves height of 7.743.
- Ground Floor Undercroft / ancillary accommodation.
- First Floor offices/ancillary accommodation.
- Warehouse served by an up and over loading door (4m W x 4.9m H)
- Warehouse heating provided by a gas air blower.
- LED lighting.
- Offices fitted to a good level of specification.
- Racking potentially available (by way of separate negotiation).

ACCOMMODATION

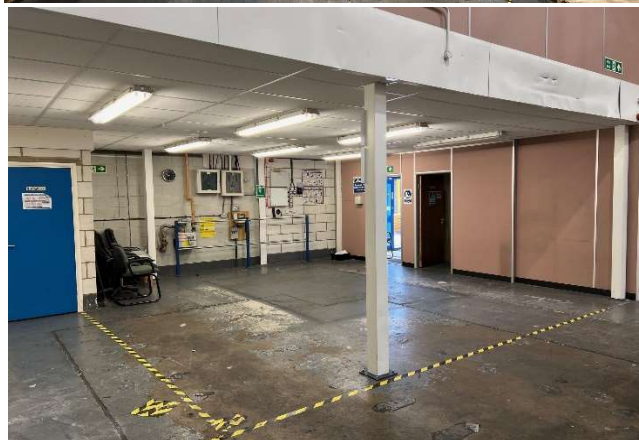
The subject property comprises the following Gross Internal Area (GIA):-

	Sq Ft	Sq M
Warehouse	6,420	596.48
G/F Undercroft / Ancillary	808	75.07
F/F Offices / Ancillary	808	75.07
Total	8,036	746.62

BUSINESS RATES

Rateable Value: £42,750

The Uniform Business Rate for 2025/26 is 49.9p in the £.



GUIDE PRICE

The property is available on a freehold basis.

Guide Price £1,100,000

Rental terms are available upon application.

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.

EPC

An EPC has been ordered.

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

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

VIEWING

To view and for further details please contact:

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DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed