

# Unit 6 Britannia Trade Centre

RYE HILL CLOSE • LODGE FARM • NORTHAMPTON • NN5 7UA

**TDB**  
Real Estate

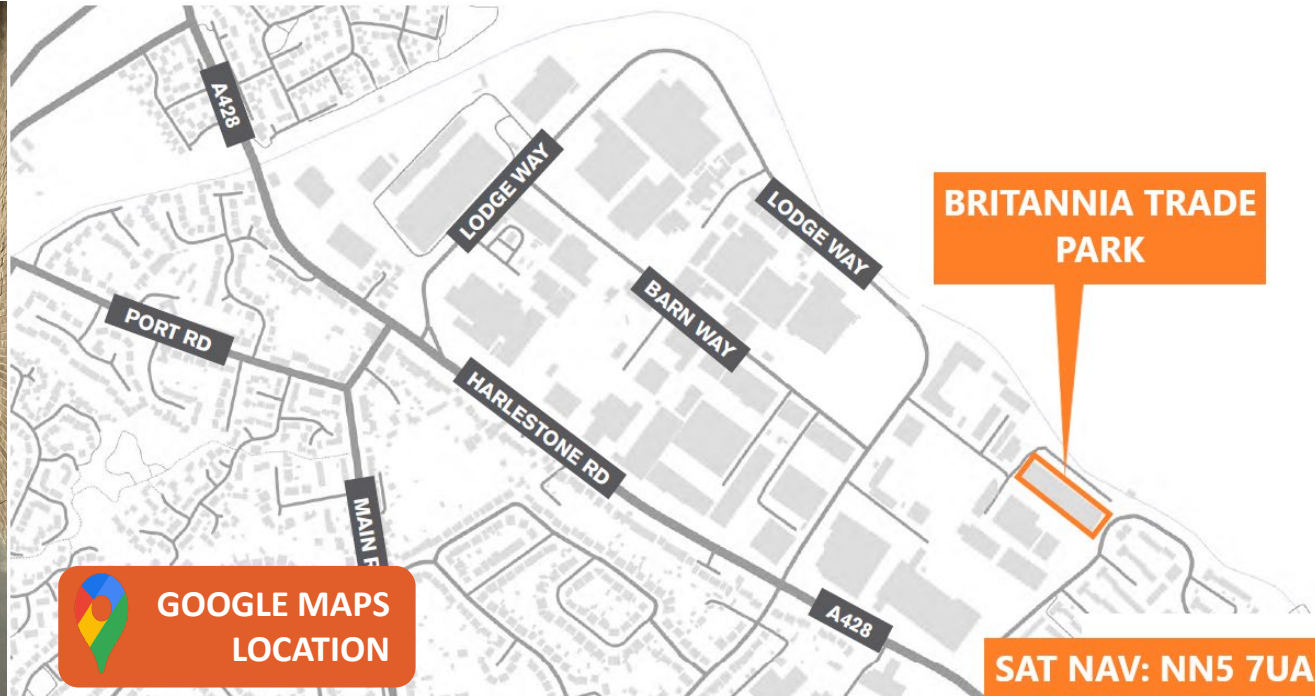
FULLY REFURBISHED



GOOGLE MAPS  
LOCATION

**8,848 sq ft** (822 sq m)  
**INDUSTRIAL/WAREHOUSE UNIT  
TO LET**  
**ON A NEW FRI LEASE AT A RENT OF  
£81,845 PA EXCLUSIVE**

- Includes two storey offices/amenity facilities
- Minimum eaves height of 5.6m – Ridge height 7.6m
- 24 hour monitored CCTV
- Fenced loading yard and parking areas
- 5 miles from J16 of the M1 Motorway



## Location

Britannia Trade Centre is located in Rye Hill Close on the Lodge Farm Industrial Estate, offering easy access to junctions 15a and 16 (approx. 5 miles away) of the M1 motorway via the A43 and A45 respectively.

## Description

The property comprises an end of terrace warehouse/industrial unit with a dual pitched roof incorporating natural light panels. The external elevations are of facing brickwork with profile sheet cladding above.

Internally there is a reception area and WC facilities to the ground floor. The first floor comprises a single open plan office with LED Lights & Air Conditioning.

The warehouse area is accessed via a concertina shutter loading door 3.5m wide by 5m high. High level lighting is provided throughout. Externally there is a fully fenced concrete loading area providing car parking.

## Accommodation

	Sq ft	Sq m
GF Warehouse/ancillary	827	759.64
FF Office	672	62.39
<b>Total Area (approx)</b>	<b>8,848</b>	<b>822</b>

## Anti Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit [www.tdbre.co.uk/anti-money-laundering/](http://www.tdbre.co.uk/anti-money-laundering/).



**B**  
BESTWAY  
WHOLESALE

**LIDL**

Fine Ryder

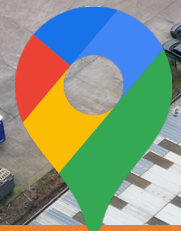
**Panther**  
Premium Logistics

**TMI foods**

**TP** Travis Perkins

**IRM**

**COOPERÖSTLUND**



**REARO**

6 Britannia  
Trade Park



## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed, at a rent of £81,845 per annum exclusive.

## Rates

The current rateable value of the property is £46,000. Rates payable for the current financial year April 2025 – March 2026 equate to £22,954 approximately. Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

## VAT

The incoming tenant will be responsible for the payment of any VAT.

## Service Charge

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

## Services

We understand that all mains services are connected or available to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

## Legal Costs

Both parties to pay their own legal costs in relation to any transaction.

## EPC

Awaited.

## Viewing

Viewing and further information via the sole agents:



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07976 156457

Jack Brown  
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