

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNIT

**SUB-LEASE / ASSIGNMENT /
NEW LEASE MAY BE AVAILABLE**



**Former Builders Merchants, Heathfield Way,
Kingsheath Industrial Estate, Northampton, NN5 7QP**

#FileNo/2025GH



**BTG
Eddisons**

Former Builders Merchants

Heathfield Way, Kingsheath Industrial Estate, Northampton, NN5 7QP



Agreement

Sub-Lease / Assignment /
New Lease May Be Available



Detail

Trade Counter / Industrial /
Warehouse



Rent/Price

£140,000 pax



Size

2,136.62 sq m (22,998 sq ft)



Location

Northampton, NN5 7QP



Property ID

#FILENO/2025GH

For Viewing & All Other Enquiries Please Contact:



GILBERT HARVEY
BSc (Hons) MRICS
Director

gilbert.harvey@eddisons.com

07730 416962

01536 483400

Property

The property is a detached unit with three main bays plus later extension having predominantly brick / block cavity walls to the majority of the elevations with the upper parts externally clad with profiled metal cladding and also to the roof with the roofs incorporating single skin translucent roof lights.

Internally the property is variously fitted out with showrooms, offices / ancillary accommodation in addition to the general warehouse / production space with further first floor offices and wc's. The warehouse production space has a clear eaves height of approximately 5.8m with the main access to the building from the yard via two personnel access points and insulated up and over electric loading door into the warehouse production space.

Externally the main entrance is from Heathfield Way through double metal palisade gates with the site fully secured with a combination of metal palisade fencing and brick walling giving a fully secured site.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate GIA floor areas.

Area	m ²	ft ²
Ground Floor Warehouse Production Office Ancillary	1,980.55	21,318
First Floor Office Ancillary Space	156.08	1,680
Total	2,136.63	22,998

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property was previously used as a builders merchants and is located in an estate with a number of uses including E, B2 and B8 Use Classes.

Interested parties are advised to make their own investigations to West Northants Council on 03000 126 7000.

Rates

Charging Authority: West Northants Council
Description: Warehouse and Premises
Rateable Value: £146,000 from 01.04.2026

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

Rating: C / 57

Tenure

The property is available by way of a sub lease / assignment of the lease dated 10th July 2018, commencing on 14th February 2020 for a term of 10 years expiring on 13th February 2030, held on full repairing and insuring terms.

Rent/Price

£140,000 per annum exclusive

Service Charge

It is believed that there is currently no service charge applicable as it is a stand alone building.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

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

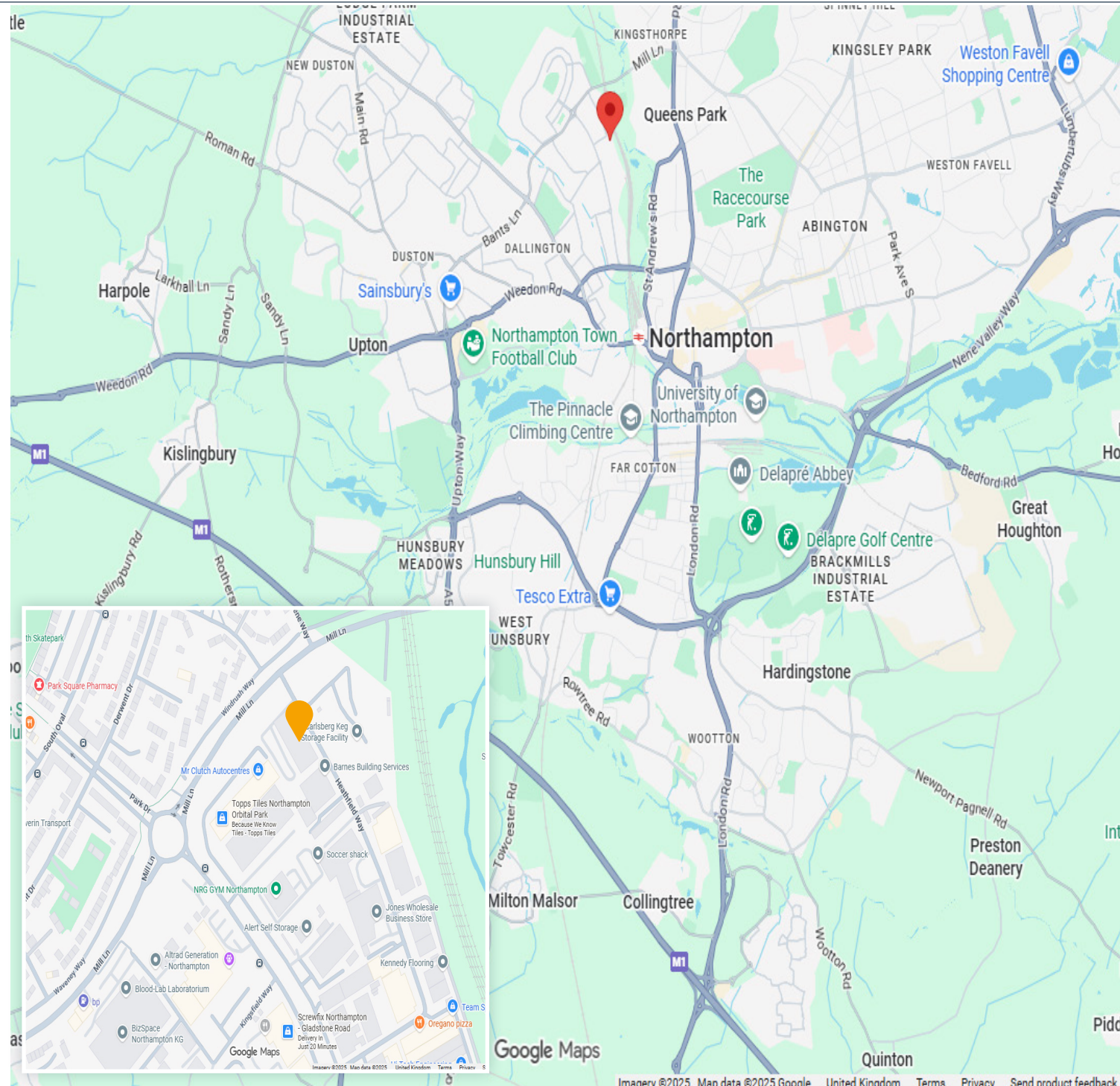
Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property occupies a prominent corner location at the junction of Mill Lane and Heathfield Way on the south-west side of Northampton.

Northampton town centre is approximately 1 mile to the north. The building benefits from good access to the A428 whilst being within relatively easy reach of the town's outer ring road that in turn provides access to J15 (approx 5 miles away), J15a (approx 4 miles away) and J16 (approx 7 miles away) of the M1 motorway.





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