

Fully Fitted Industrial / Warehouse Unit

TO LET

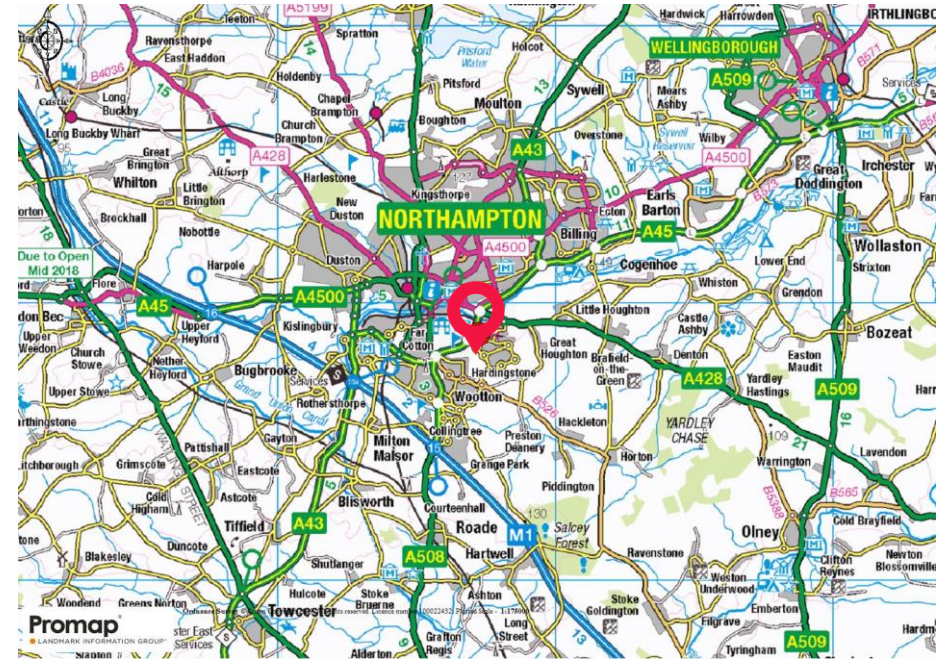
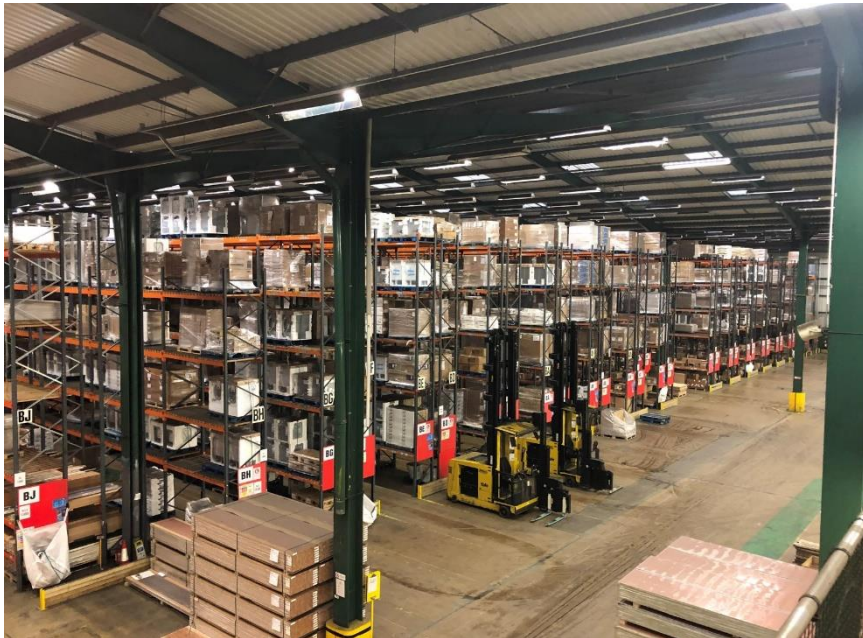
160,763 sq ft (14,935 sq m).
Mercury Drive, Brackmills,
Northampton, NN4 7PN.



Property Summary.

The building benefits from the following specification;

- 160,763 sq ft modern industrial / warehouse premises
- Steel portal frame construction
- Profile metal cladding with day light roof panels
- Eaves height of circa 10m
- 10 level access-loading doors
- 3 dock level loading doors
- Maximum yard depth of c.45m
- Fully secure yard with electric gate
- Benefit from existing occupier fit out including lighting, mezzanine floors, and approx. 13,069 pallet racking spaces



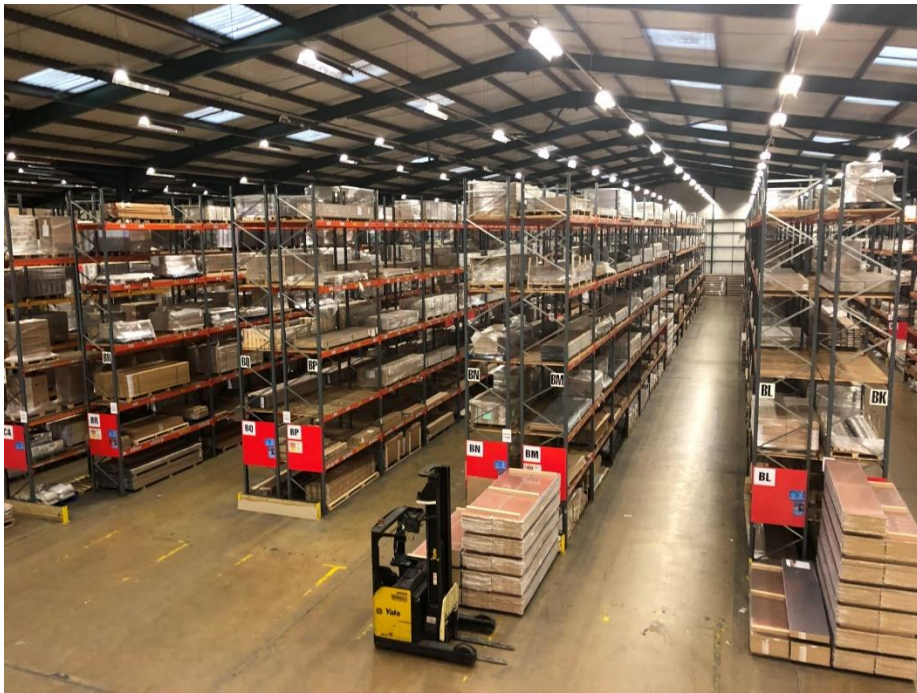
Location plan (Crown Copyright. All rights reserved. Licence number 100022432)

Location.

Northampton is one of the UK's most established logistics centres, being strategically situated at the centre of England and lying immediately to the east of the M1 motorway.

Brackmills Industrial Estate is recognised as one of the UK's premier distribution locations with local occupiers including DHL, Yodel, Great Bear, ASDA, John Lewis, Wickes and Howdens.

The estate has excellent accessibility with the A45 providing a direct link to the M1 Motorway in less than 10 minutes' drive time.



FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Ground Floor Warehouse	158,274	14,704.14
Ground Floor Warehouse Office	2,489	231.24
Total	160,763	14,935.38

TERMS

The building is available on the basis of an assignment or sub-lease. The existing lease agreement expires 10 March 2024. Alternatively, a longer term agreement may be available direct from the landlord.

SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC

The Energy Performance Certificate is available on request.

RATEABLE VALUE

The 2017 Rateable Value is £755,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.



Contact.



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

JAMES CLEMENTS

+44 121 233 6460
+44 7436 165 015
james.clements@knightfrank.com

CHARLES BINKS

+44 020 786 1146
+44 779 344 1911
charles.binks@knightfrank.com

EDWARD KENNERLEY

+44 121 233 6461
+44 7972 187 779
Edward.Kennerley@knightfrank.com

IAN MCRAE

+44 1604 505066
+44 7831 684940
icm@cmcre.co.uk

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