

TO LET: WAREHOUSE/TRADE COUNTER UNIT



1 Monks Pond Street
Northampton
NN1 2LF

- 2,225 sq ft (206.76 sq m) industrial/warehouse unit
Plus a 830 sq ft of mezzanine floor space
- Located in prominent location on the edge of Northampton
Town Centre
- Established trade counter location

LOCATION

The property is located on Monks Pond Street which is situated on the outskirts of Northampton Town Centre.

Northampton Train Station is located less than 1 mile from the property and offers a direct train service to London Euston to the South and Birmingham to the North.

The area is a recognized trade counter location with a number of national occupiers including Shergard, Crown, Hertz, Central Auto Suppliers, Part Co and Brown Brothers.

DESCRIPTION

The subject property comprises an industrial unit that is of a brick built construction with pitched cement profile clad roof.

The property benefits from the following specification: -

- Minimum eaves height of 4.67m
- Large level access loading door
- Offices and ancillary space
- WC facilities/Kitchenette
- Car Charger.

ACCOMMODATION

The property comprises the following (GIA):

	Sq ft	Sq m
Ground Floor	2,225	206.76
Mezzanine Floor	830	77.17
TOTAL	3,055	283.93

EPC

An EPC has been ordered.

BUSINESS RATES

The property has the following Rateable Value:-

£17,000

The Uniform Business Rate for 2025/26 is 0.499p in the £.

VAT

The price is quoted exclusive of VAT.



TERMS

The property is available to lease by way of a new FRI lease on terms to be negotiated.

The rent is £25,000 per annum exclusive.

SERVICES

We understand that the property has all mains services. Prop-Search has not tested any of the services and interested parties are requested to make their own enquiries in this regard.

LEGAL COSTS

Each party is to bear their own costs in respect of any transaction.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility of parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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