



DIMENSIONS HOUSE

Liliput Road | Brackmills | Northampton | NN4 7DT



TO BE REFURBISHED



AVAILABLE FROM
MID-2025



7M MINIMUM
EAVES HEIGHT



9 DOCK AND 2 LEVEL
ACCESS LOADING DOORS



TWO SEPARATE SELF-
CONTAINED YARD AREAS

113,076 SQ FT

TO LET

PRIME DISTRIBUTION / WAREHOUSE UNIT ON A 6.25 ACRE SITE

DESCRIPTION

The subject property comprises a detached industrial / warehouse building of approximately 113,076 sq ft and on a 6.25 acre site.

The property benefits from the following facilities / amenities: -



LOADING DOORS ON TWO ELEVATIONS PROVIDING FOR CROSS DOCKING



7M MINIMUM EAVES HEIGHT



2 NO. 30M SECURE SERVICE YARDS



SPRINKLERS



9 DOCK LEVEL LOADING DOORS



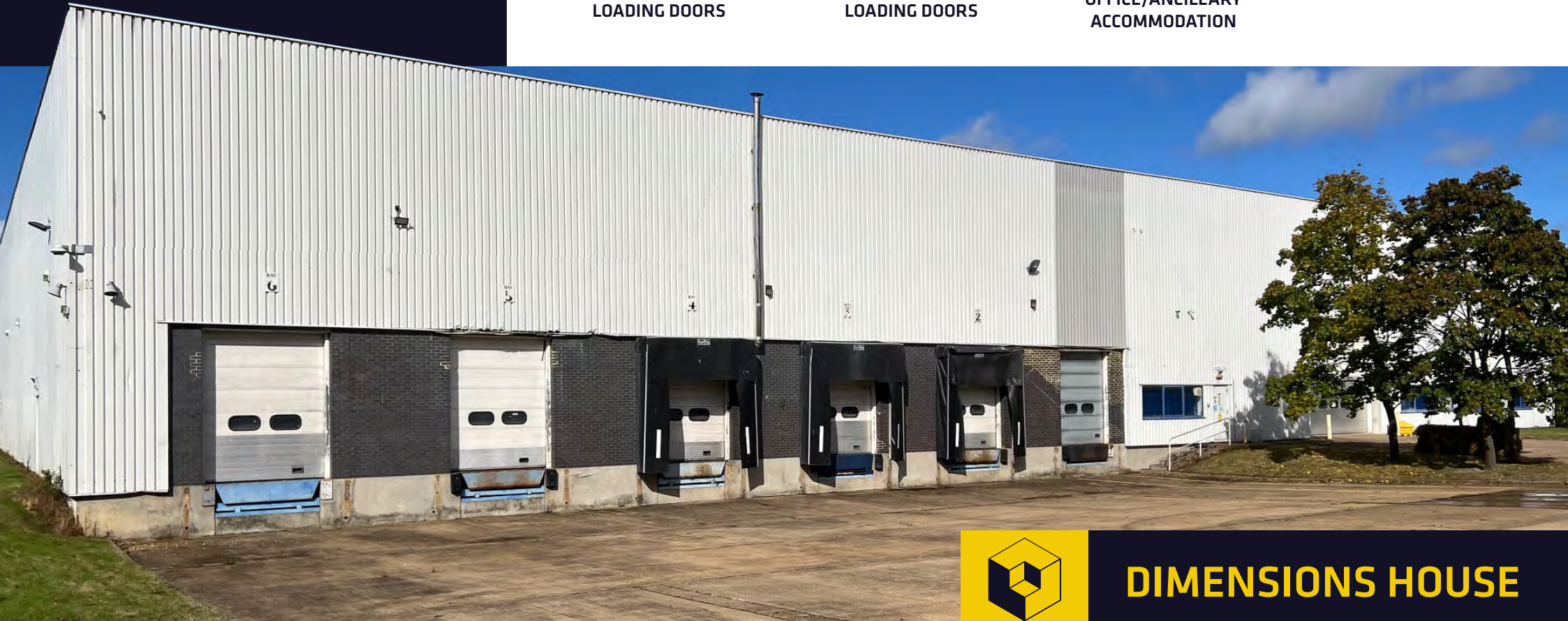
2 LEVEL ACCESS LOADING DOORS



TWO STOREY OFFICE/ANCILLARY ACCOMMODATION



TO BE REFURBISHED



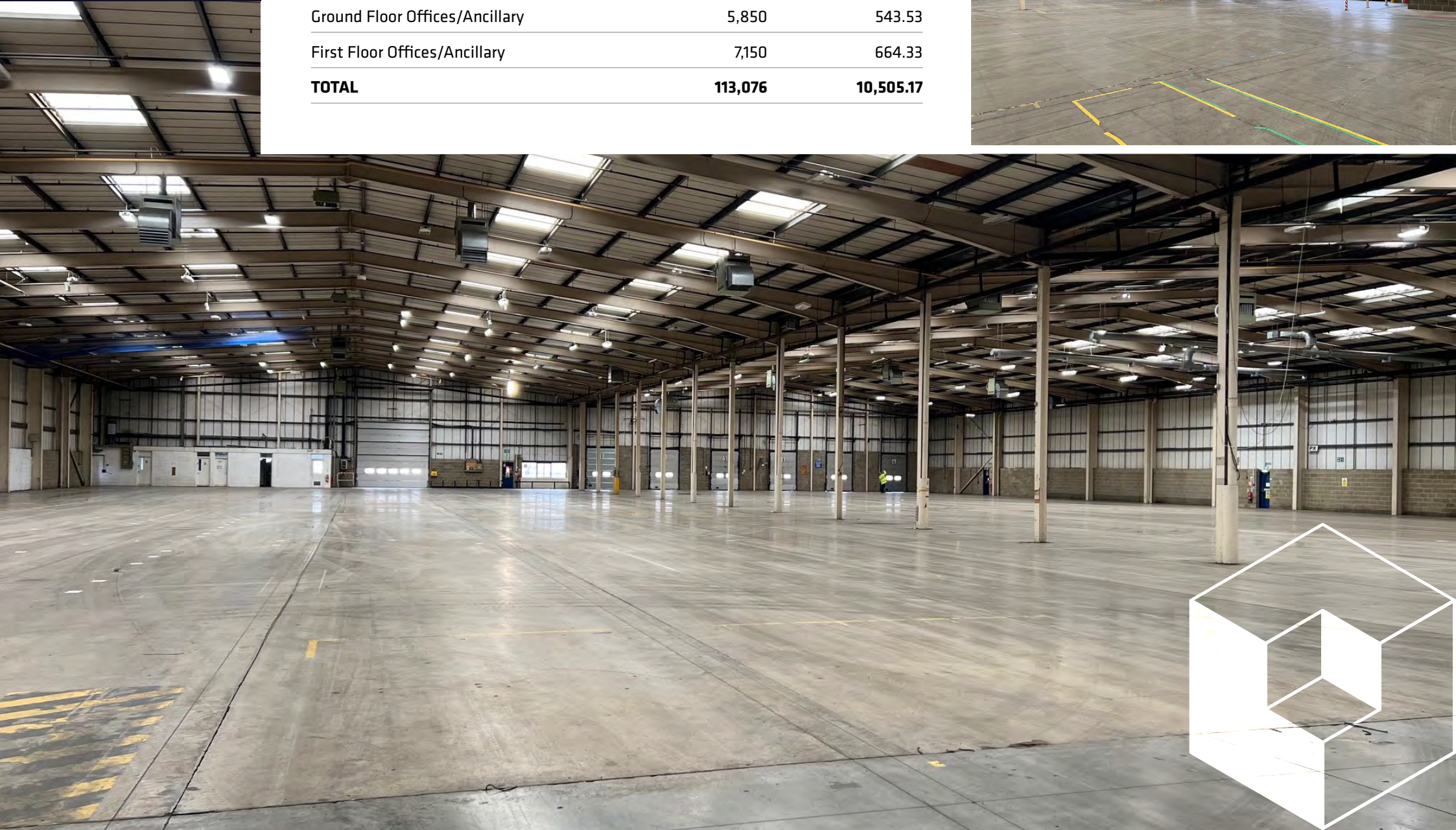
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ACCOMMODATION

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

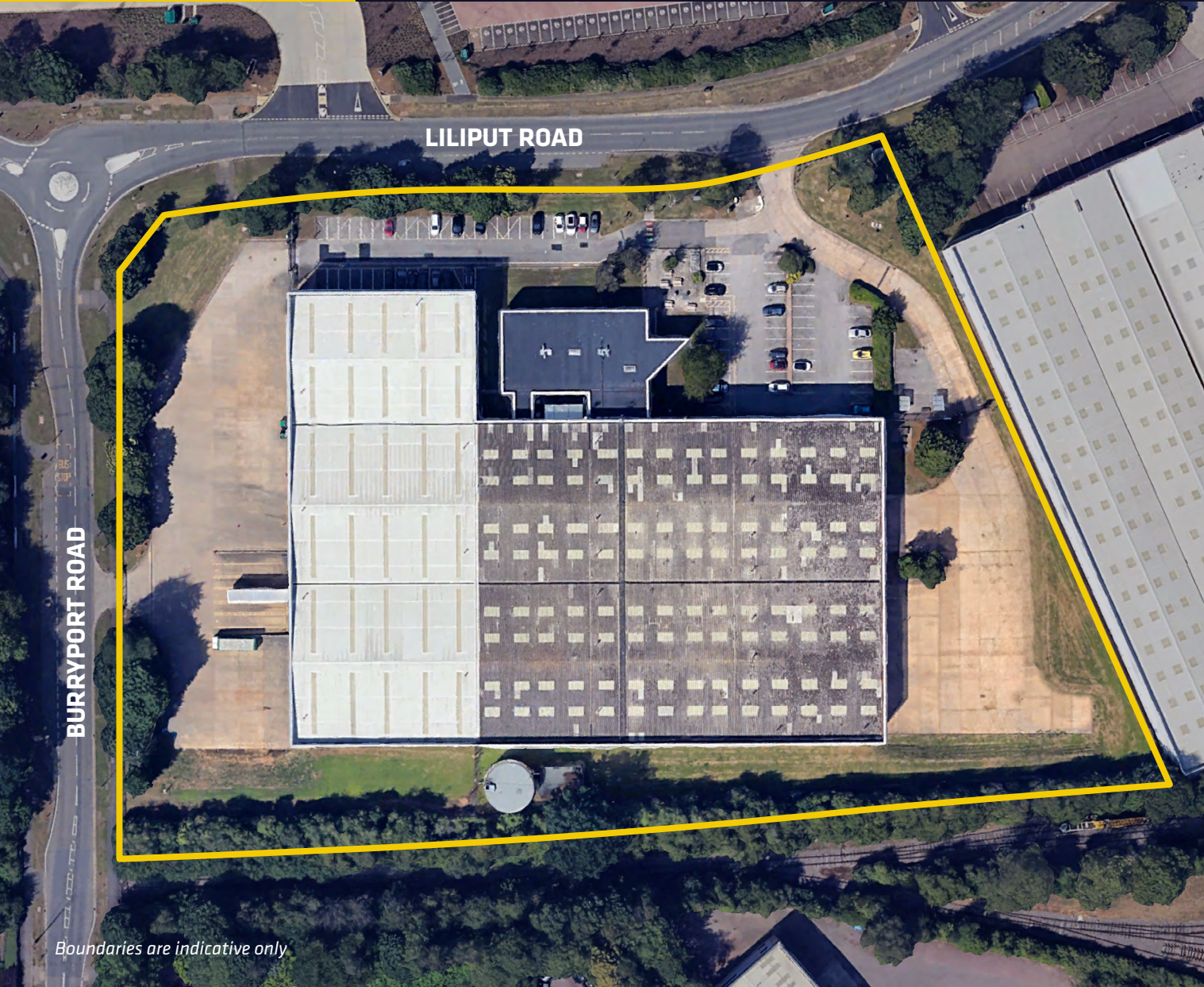
	Sq ft	Sq m
Warehouse	100,076	9,297.31
Ground Floor Offices/Ancillary	5,850	543.53
First Floor Offices/Ancillary	7,150	664.33
TOTAL	113,076	10,505.17





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Boundaries are indicative only

EPC

The property currently has an EPC Rating of 46 in Band B.

BUSINESS RATES

The Valuation Office website states that this property has a Rateable Value of £492,500.

The current Uniform Business Rate for 2024/25 is 0.54p in the £.

The property is located within the Brackmills Bid and as a result a levy of 1% of the rateable value for the property is payable towards the upkeep of the estate and the work of the Brackmills Bid.

SERVICE CHARGE

The property is self-contained and therefore there is no service charge payable.

TERMS

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated.

A guide rent is available on application.

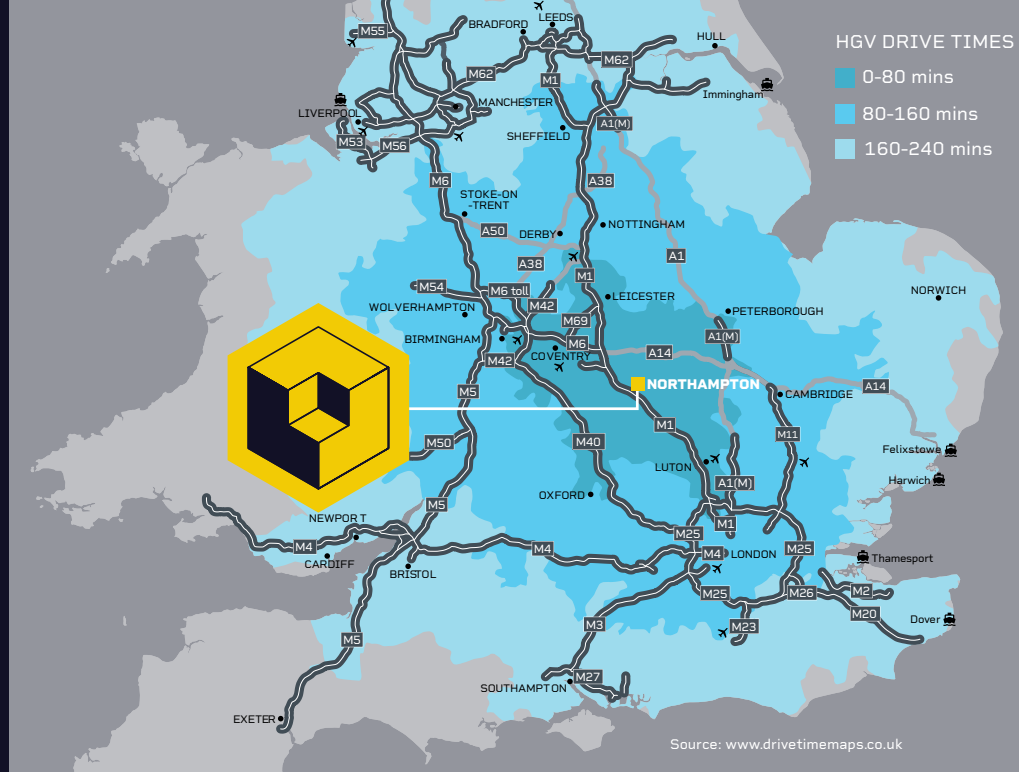
LOCATION

The subject property is located on Liliput Road within the Brackmills Industrial Estate in Northampton.

Brackmills is the largest and the most well-known industrial estate in Northampton. It can often be the case that this estate is the focus of many occupier requirements both from existing occupiers looking to expand and for companies looking to locate in Northampton.

The estate is extremely well connected being located just 0.5 miles off the A45 which provides a dual carriageway link to the M1 at junction 15 (4 miles) and to the east the A14 at Thrapston (Junction 13). Overall, the estate has excellent links to the national road network including the M1, M6, M25, M40 and M45 motorways.

Surrounding occupiers on the estate include Barclaycard, Uniserve, John Lewis, Asda, Travis Perkins, Decathlon, DSV, Asda and Dascher to name only a few.









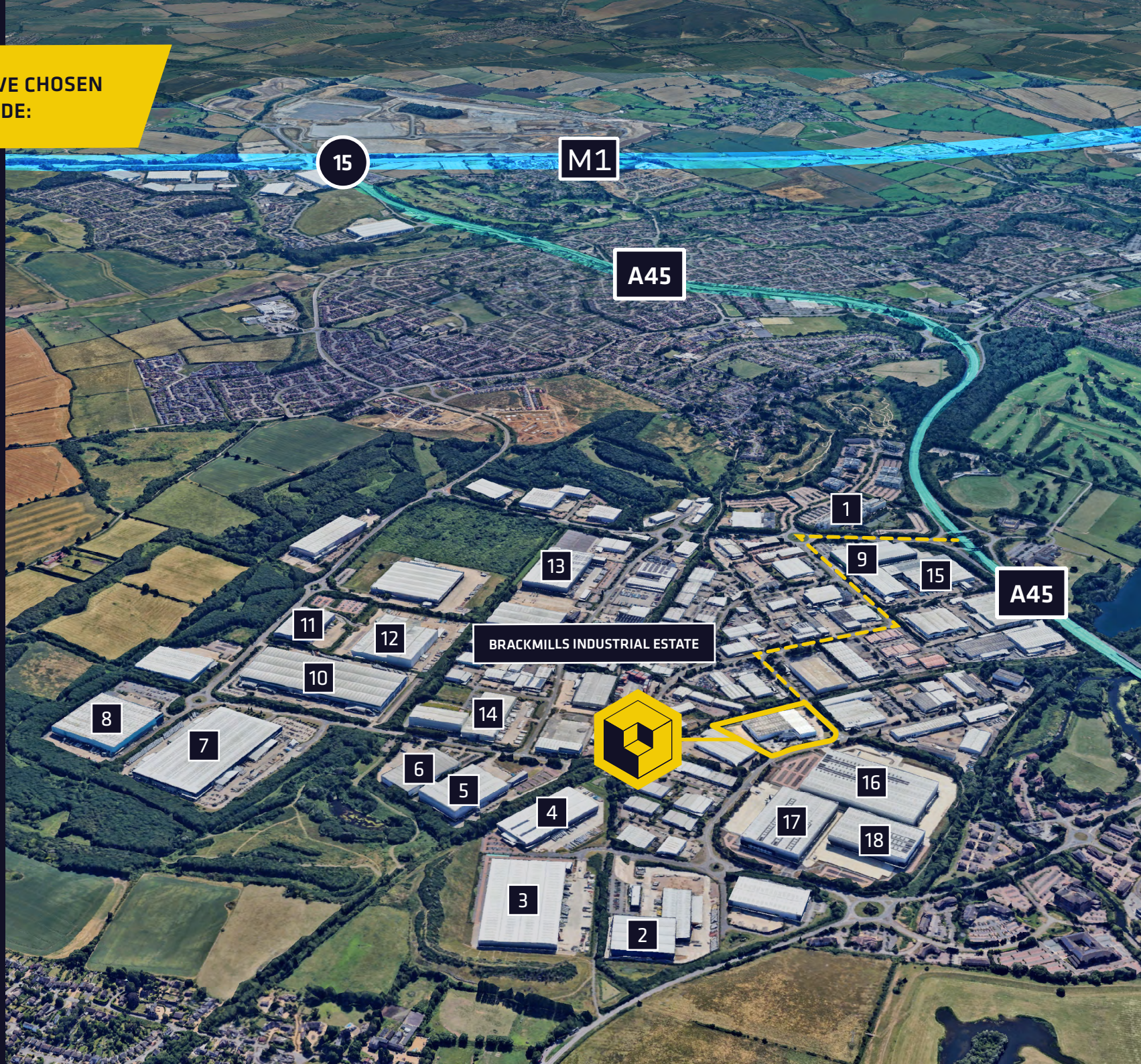
Postcode: NN4 7DT

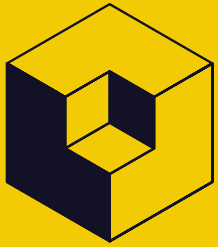


DESTINATION	MILES	HRS/MINS
M1 (J15)	4.5	8 MINS
A14	15	23 MINS
MILTON KEYNES	20	30 MINS
M6	25	27 MINS
M25 (M1, J6A)	46	53 MINS
BIRMINGHAM	59	1 HR 07 MINS
LONDON (M1 J1)	59	1 HR 00 MINS
DESTINATION	MILES	HRS/MINS
DIRFT	22	28 MINS
HAMS HALL	53	56 MINS
LONDON GATEWAY	96	1 HR 38 MINS
FELIXSTOWE	121	2 HRS 21 MINS
DOVER	149	2 HRS 33 MINS

LEADING EMPLOYERS WHO HAVE CHOSEN TO LOCATE TO THE AREA INCLUDE:

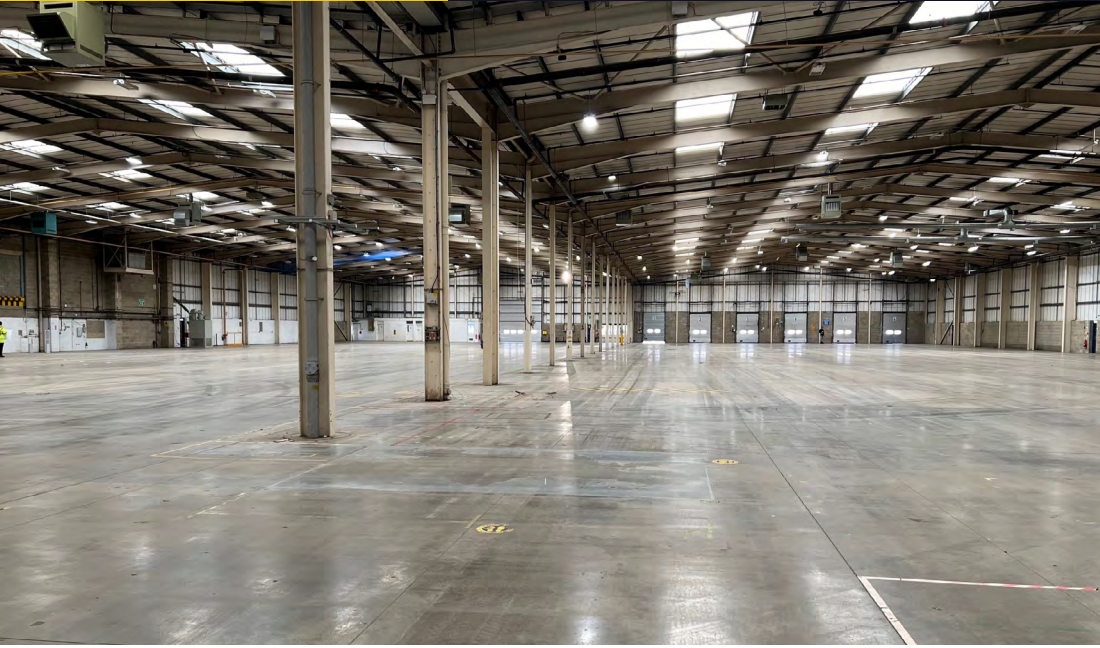
- 1  BARCLAYS
- 2  DACHSER
Intelligent Logistics
- 3  DECATHLON
- 4  DACHSER
Intelligent Logistics
- 5  uniserve
your global business
- 6  Great Bear
- 7  Wickes
- 8  ASDA
- 9  JAMES AND JAMES
e-COMMERCE FULFILMENT
- 10  Travis Perkins
- 11  DHL
- 12  Panasonic
- 13  StanleyBlack&Decker
- 14  Baxter
- 15  John Lewis
- 16  DSV
- 17  ACTIVE
ANTS
- 18  ILG





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FOR INFORMATION PLEASE CONTACT SOLE AGENTS:

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