



**Baker  
Harman**

**To Let: Warehouse/ Trade Counter Unit**



**3 Monks Pond Street  
Northampton  
NN1 2LF**

- 2,261 sq ft (210.12 sq m) Industrial/Warehouse Unit
- Plus a 265 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 recognised 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

## ACCOMMODATION

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

	Sq Ft	Sq M
Ground Floor	2,261	210.12
Mezzanine Floor	265	24.09
<b>Total</b>	<b>2,526</b>	<b>234.21</b>

## EPC

The property has an EPC Rating of 86 in Band D.

## LEGAL COSTS

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

## BUSINESS RATES

The property has the following Rateable Value:-

Rateable Value: £20,500

The Uniform Business Rate for 2026/27 is 43.2p in the £.



## VAT

The price is quoted exclusive of VAT.

## SERVICES

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

## 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 for 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.

## TERMS

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

The rent is £25,000 pa exclusive.

## VIEWING

To view and for further details please contact:



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