



UNIT 7 Brackmills Trade Park

Caswell Road • Northampton • NN4 7PW

TO LET

- Prominent site located in the heart of the Brackmills Industrial Estate
- Ready for immediate occupation
- Serving the south of Northampton



MID TERRACE TRADE COUNTER UNIT OF 5,025 SQ FT (466.83 SQ M)

EXISTING
OCCUPIERS
INCLUDE:

COSTA

SUBWAY

GREGGS

Pizza Hut

**National
Windscreens**

ADI

SCREWFIX

**BELGRADE
INSULATIONS
& DRYLINING**

**HOWDENS
JOINERY CO.**

**Auto
Windscreens**
CLEARLY GOING PLACES

**EASY
BATHROOMS**

Zambrero
MEXICAN WITH A MISSION

UNIT 7 **Brackmills** Trade Park

Brackmills Trade Park comprises a 3.5 acre site that provides buildings totalling 65,200 sq ft.

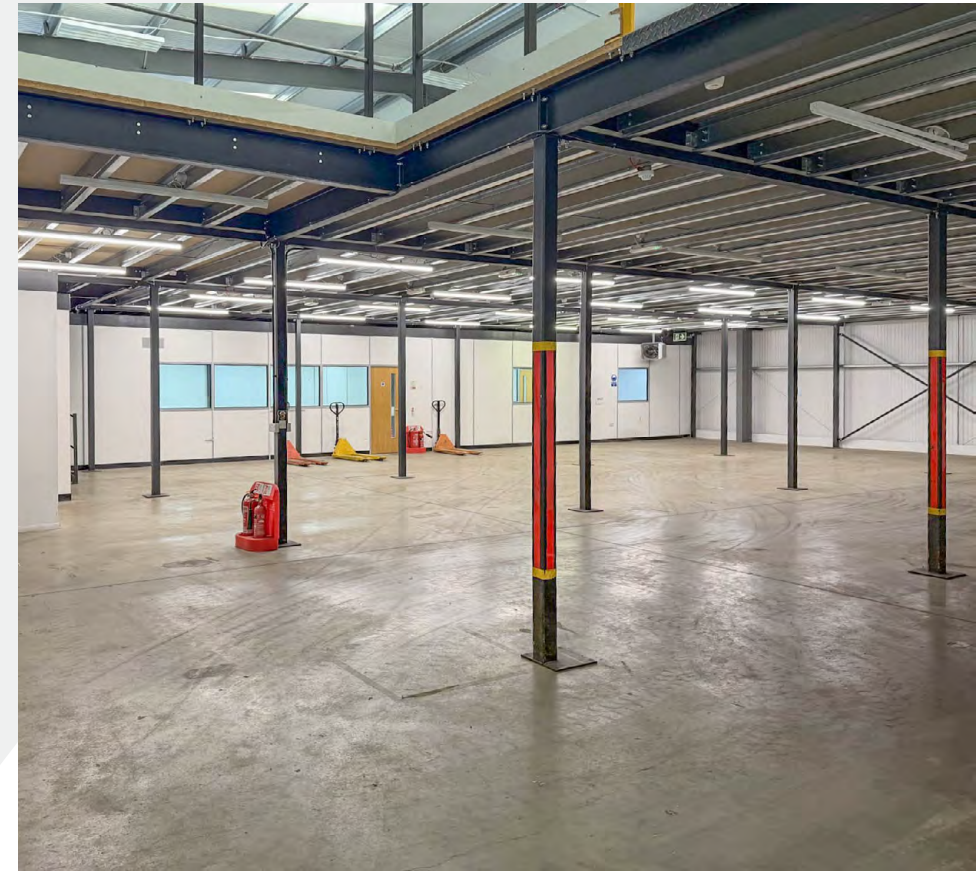
Unit 7 comprises a mid-terrace Trade Counter Unit of approximately 5,025 sq ft (466.83 sq m).

There is currently a comprehensive mezzanine floor and ground floor offices installed at the property. They can be stripped out prior to a new tenant moving in.

SPECIFICATION

Unit 7 benefits from the following specification:-

- **Allocated Parking/Yard Space**
- **3 Phase Electric and Mains Gas Supplies**
- **Steel Portal Frame Construction**
- **4m Sectional Overhead Loading Door**
- **Clear Span Footprint**
- **Approximate Eaves Height of 6m**
- **Excellent Thermal Insulation**
- **A Rating EPC**





UNIT 7
Gross Internal Area of
5,025 sq ft (466.83 sq m)



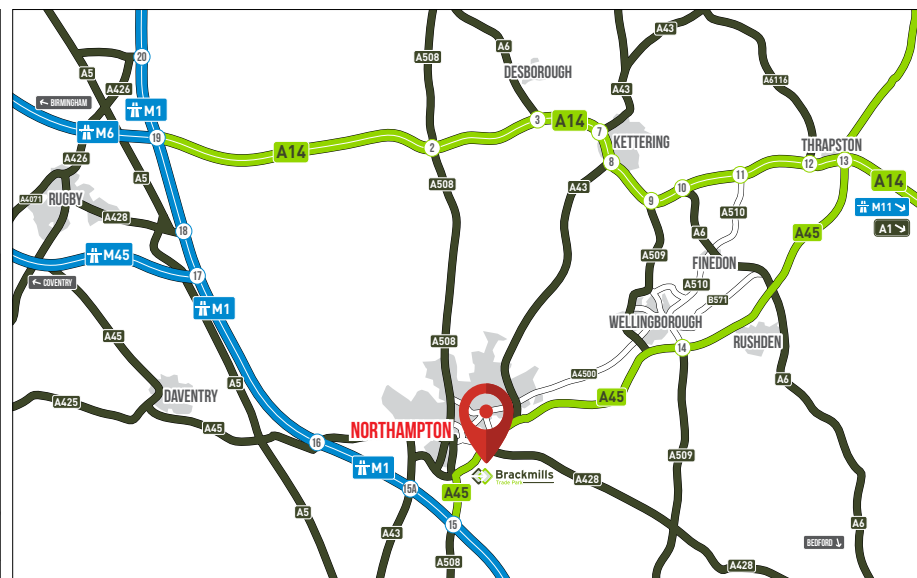
CASWELL ROAD • BRACKMILLS INDUSTRIAL ESTATE • NORTHAMPTON • NN4 7PW

LOCATION

Brackmills Trade Park is located adjacent to the junction between Caswell Road and Gowerton Road in the heart of the Brackmills Industrial Estate in Northampton. Brackmills Industrial Estate comprises a 750 acre Business Park that is the home to 150 businesses and 11,500 employees.

The Brackmills Industrial Estate is located on the southern side of Northampton and has direct access to the A45 which provides dual carriageway access to the M1 at Junction 15 (4 miles).

Occupiers on the estate include Barclaycard, Asda, Travis Perkins, British Pepper & Spice, Wickes, Sainsbury's, Decathlon, John Lewis, Howdens and Steril.



SERVICE CHARGE

A service charge will be levied for the upkeep of the estate.

BUSINESS RATES

The property has a Rateable Value of £57,500.

The Uniform Business Rates for 2026/27 is 48p in the £.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be negotiated. Guide Rent: £70,000 pa exclusive.

VIEWING & FURTHER INFORMATION

For viewing and further information, please contact the sole agent:

RICHARD BAKER



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In accordance with anti-money laundering and terrorism financing regulations, two forms of identification (including passport) and confirmation of funding will be required from all applicants proceeding in a lease or purchase.

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