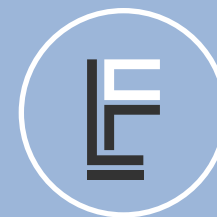


**25 year
roof
guarantee***
*Subject to conditions

**UNDERGOING
EXTENSIVE
REFURBISHMENT**



LODGE FARM TRADE PARK

**BARN WAY
NORTHAMPTON
NN5 7UW**

**BLOCK A
UNITS 1- 5**

REFURBISHED WAREHOUSE/PRODUCTION UNITS
FROM 4,326 - 8,755 SQ FT [402 - 813 SQ M]
TO LET

LOCATION

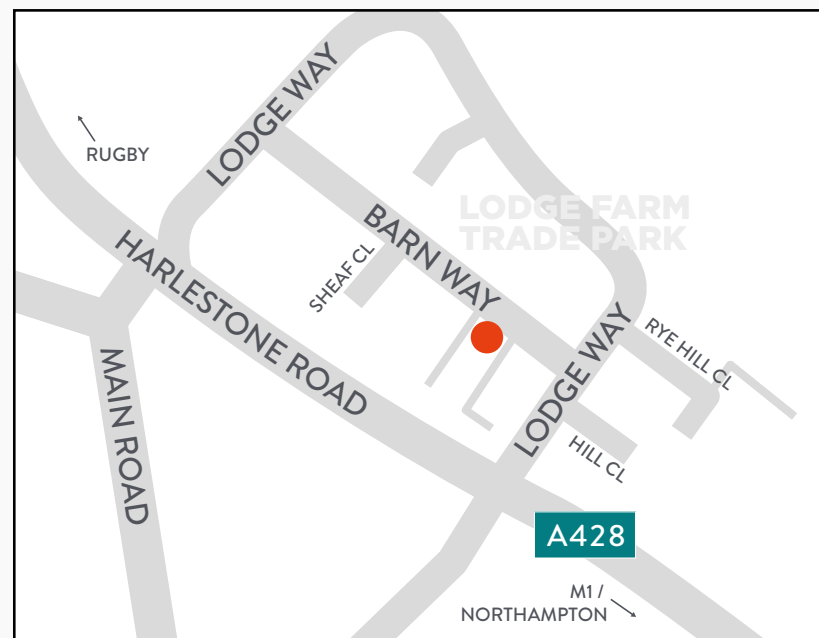
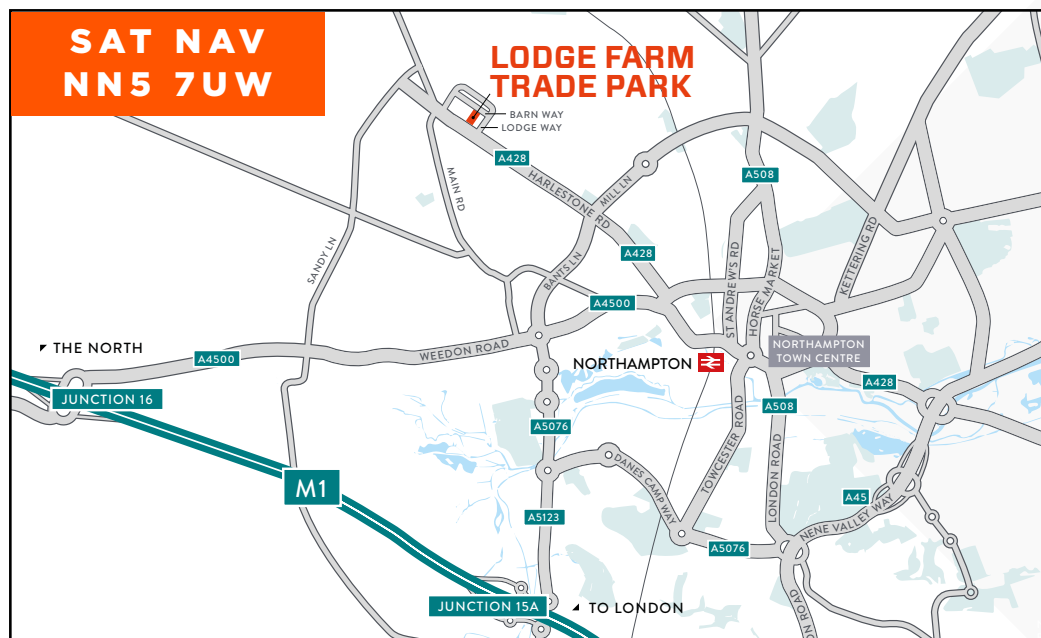
Northampton is strategically located approximately 66 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The town has experienced considerable economic growth over recent decades, and attracted major corporates including Travis Perkins, Barclaycard, Nationwide Building Society, Avon Cosmetics and Carlsberg UK.

Lodge Farm Trade Park is situated within the established Lodge Farm Industrial Estate two miles north west of Northampton town centre and 4 miles north of junction 15A of the M1, accessed via the A428.

The Lodge Farm industrial area provides a broad selection of both modern and older industrial properties and major occupiers within the estate include Travis Perkins, XPO Logistics, DHL, TMI Foods and DS Smith.

M1 J15A - 4 MILES
M1 J16 - 5 MILES



ROAD

The town benefits from excellent road communications being adjacent to the M1 motorway (junctions 15, 15A and 16). The M1/M6/A14 interchange is 18.5 miles to the north at junction 19 of the M1. The A45 dual carriageway which runs to the south of the town connects directly to the M42 motorway to the west and the A14 dual carriageway to the east.



RAIL

Northampton mainline railway station provides easy access to London Euston and to Birmingham New Street, both with approximate journey times of 1 hour.



AIRPORT

London Luton International Airport is approximately 37 miles to the south, Birmingham International Airport is approximately 50 miles to the north west and London Heathrow International Airport is some 67 miles to the south.



DESCRIPTION

All units are of steel portal frame construction under a pitched roofs incorporating natural light panels. The minimum clear eaves height under the haunch is 4.7m.

External elevations are of brick construction with profile insulated cladding above. The units are accessed via roller shutter doors to production/warehouse areas and personnel doors to office areas.

Each has office/ ancillary accommodation and WC facilities.

REFURBISHMENT WORKS

The units are currently undergoing a comprehensive refurbishment to include:

- **New insulated roof with a 25 year guarantee (further details are available on request)**
- **Gutters re-lined**
- **New doors, double glazed windows and roller shutter to front elevation**
- **Front office / ancillary accommodation refurbished to include new LED lights and carpeting**
- **Warehouse refurbished throughout, including new LED lights**

UNIT 16

4,429 SQ FT
411.46 SQ M

- Undergoing comprehensive refurbishment
- Minimum eaves height 4.7m
- Rateable Value: £26,750
- EPC: To be reassessed after works
- Quoting Rent: £45,000 per annum

UNIT 17

4,326 SQ FT
401.89 SQ M

- Undergoing significant refurbishment
- Minimum eaves height 4.7m
- Rateable Value: £27,000
- EPC: To be reassessed after works
- Quoting Rent: £45,000 per annum



EPC

Energy Performance Certificates are available on request.

SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

VAT

The ingoing tenant will be responsible for the payment of any VAT.



LODGE FARM
TRADE PARK

VIEWING

For viewing and further information, please contact the agents:



Joe Smith
jsmith@drakecommercial.co.uk

Nicholas Roberts
nroberts@drakecommercial.co.uk



Oliver Thompson
oliver@tdbre.co.uk

Jack Brown
jack@tdbre.co.uk

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