

# TO LET: Trade Counter / Industrial Unit



**Unit 50 Bunting Road Industrial Estate  
Northampton  
NN2 6EE**

- 4,486 sq ft (416.76 sq m) Trade Counter / Industrial Unit
- Large self-contained secure yard.
- Located on the popular Bunting Road Industrial Estate
- Available on a sub-lease.
- Available for immediate occupation

## LOCATION

The property is located on the Bunting Road Industrial Estate which is situated approximately 1 mile to the north of Northampton town centre.

Northampton train station is located approximately 3 miles to the south west and offers a direct train service to London Euston to the South and Birmingham to the north.

## ACCOMMODATION

We have measured the property and calculate that it comprises the following Gross Internal Area (GIA): -

	Sq Ft	Sq M
Warehouse	2,219	206.15
Office / Ancillary accommodation	880	81.77
Mezzanine Floor	1,758	163.34
<b>Total</b>	<b>4,486</b>	<b>416.81</b>

## EPC

The property has an EPC Rating of 90 within Band D.



## DESCRIPTION

The subject property comprises a semi-detached trade counter / warehouse unit that is of a steel frame construction with pitched clad roof and part brick and part clad elevations with a self-contained and secure yard area.

The unit benefits from ground floor office / ancillary accommodation which incorporates WC facilities, kitchenette and a small office area.

The unit also benefits from a comprehensive mezzanine floor area with access via two separate stair wells

The warehouse is open plan with suspended gas heaters and suspended spot lighting which is accessed through a personnel door located to the front.

The unit has a minimum eaves height of 5m and the warehouse areas are accessed through a roller shutter loading door.



## BUSINESS RATES

Rateable Value: £17,000

The Uniform Business Rate for 2025/26 is 49.9p in the £.

## SERVICES

We understand that the property has all mains services.

The services have not been tested and interested parties are requested to make their own enquiries in this regard.

## VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

## LEGAL COSTS

Each party is to bear their own legal costs.

## TERMS

The property is available to lease by way of a sub-lease on terms to be negotiated at a guide rent of £42,500 per annum exclusive.

## 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