

# REFURBISHED INDUSTRIAL/ WAREHOUSE UNIT TO LET



**REFURBISHED  
UNIT  
AVAILABLE  
NOW!**

**UNIT 4 OSYTH CLOSE | BRACKMILLS INDUSTRIAL ESTATE | NORTHAMPTON | NN4 7DY**

## LOCATION

The premises are prominently located on the corner of Osyth Close in Salthouse Road on the Brackmills Industrial Estate located adjacent to the A45 dual carriageway. This provides easy access to Junctions 15, 15a and 16 of the M1 motorway. There is also good access to the A14 (A1/M1 link road) via the A45, A43 and A508. The estate is a desirable location as confirmed by occupiers including Coca Cola, Tesco, Howdens, Barclaycard, John Lewis, The White Company and Wickes.

### LEADING EMPLOYERS WHO HAVE CHOSEN TO LOCATE HERE INCLUDE:

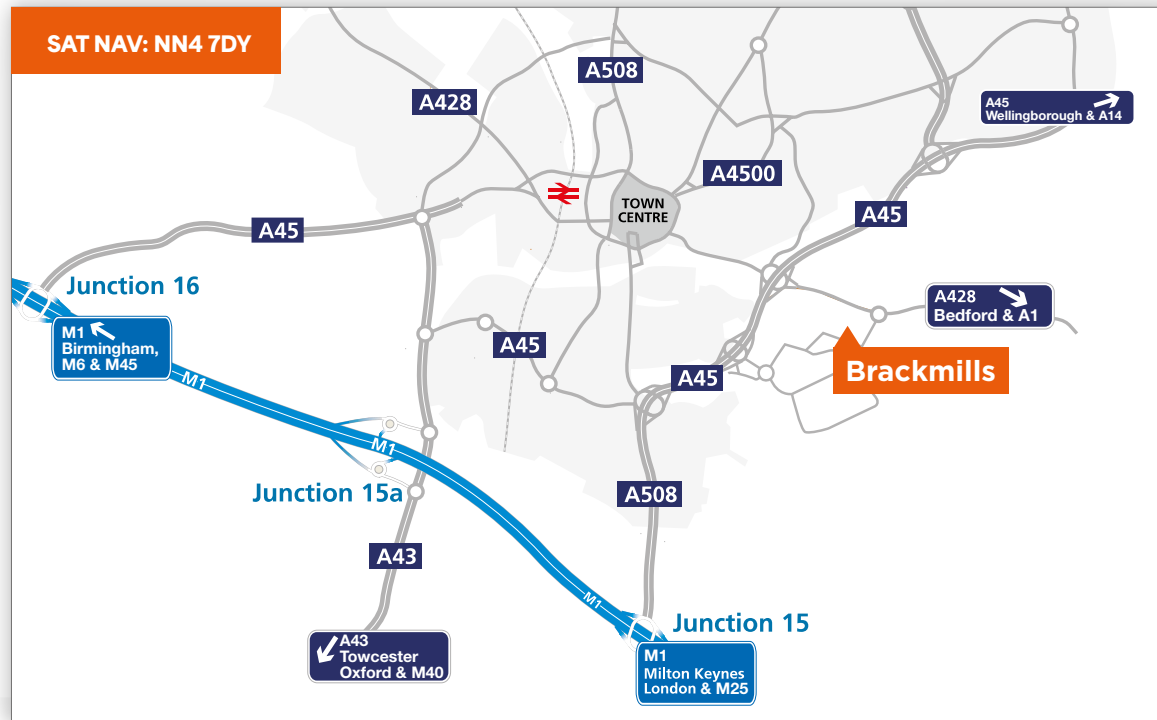


## TRAVEL

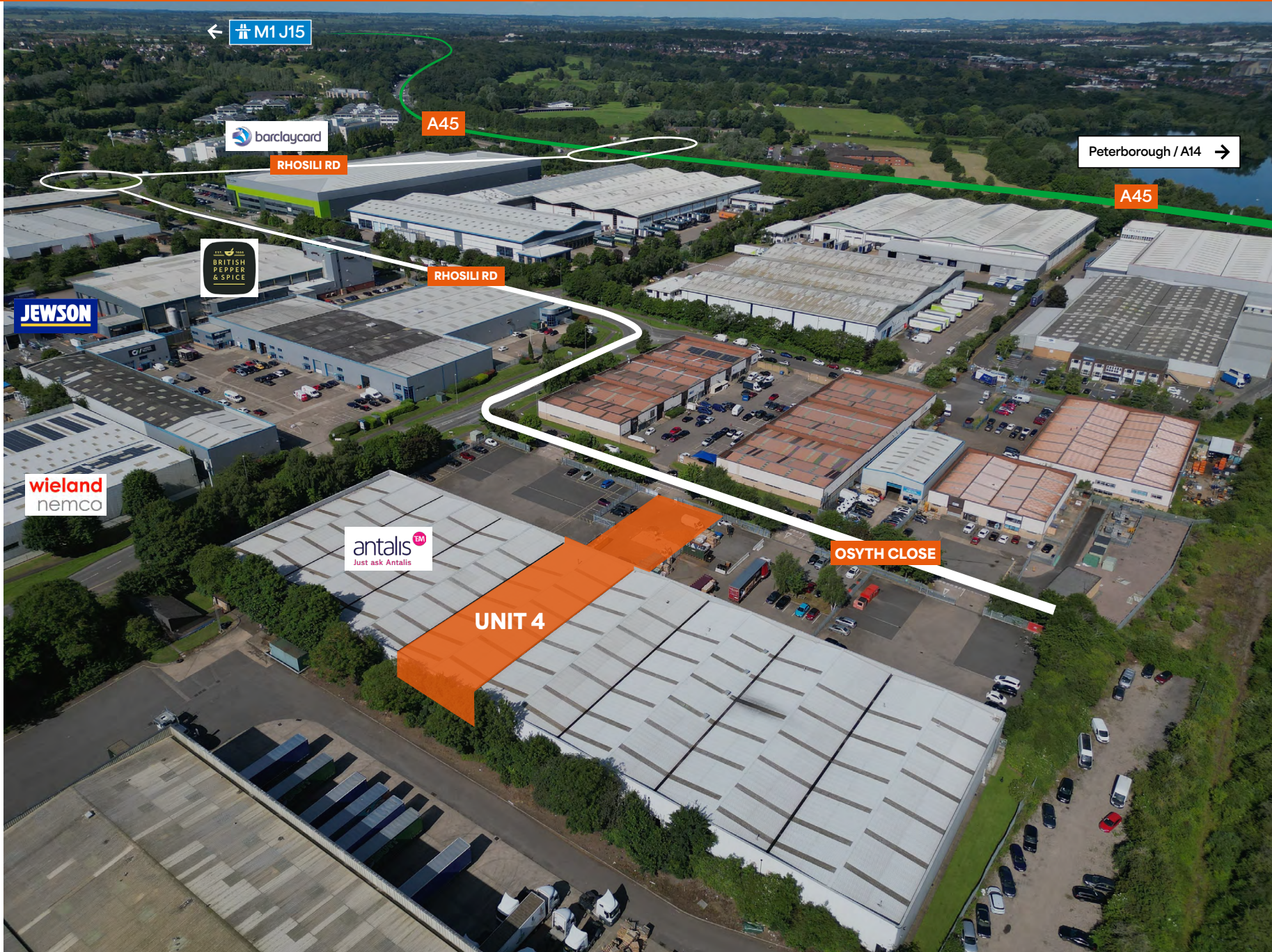
🚗 Car	Distance	🛣️ Road	Distance
Northampton	2.5 miles	A45	0.5 miles
Birmingham	59 miles	M1 J15	3.5 miles
London	66 miles	A14	22 miles

✈️ Airport	Distance	🚆 Rail	Time
Luton	38 miles	Milton Keynes	13 mins
Birmingham	51 miles	London Euston	46 mins
East Midlands	57 miles	Birmingham New Street	50 mins
Heathrow	68 miles	Manchester Piccadilly	120 mins



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## THE PROPERTY

The premises comprise a terraced industrial unit within a secure site and provides good clear warehousing space.

The accommodation is constructed around a steel portal frame and benefits from a pitched insulated roof incorporating translucent roof light panels, part block work internal walls, external insulated profile steel cladding. Minimum eaves height is approximately 4.8m.

Loading is via a 4m x 4.5m high roller shutter door to the front elevation with separate pedestrian access to ground floor office and ancillary facilities.

## ACCOMMODATION

The floor areas are approximate on a gross internal basis having been rounded.

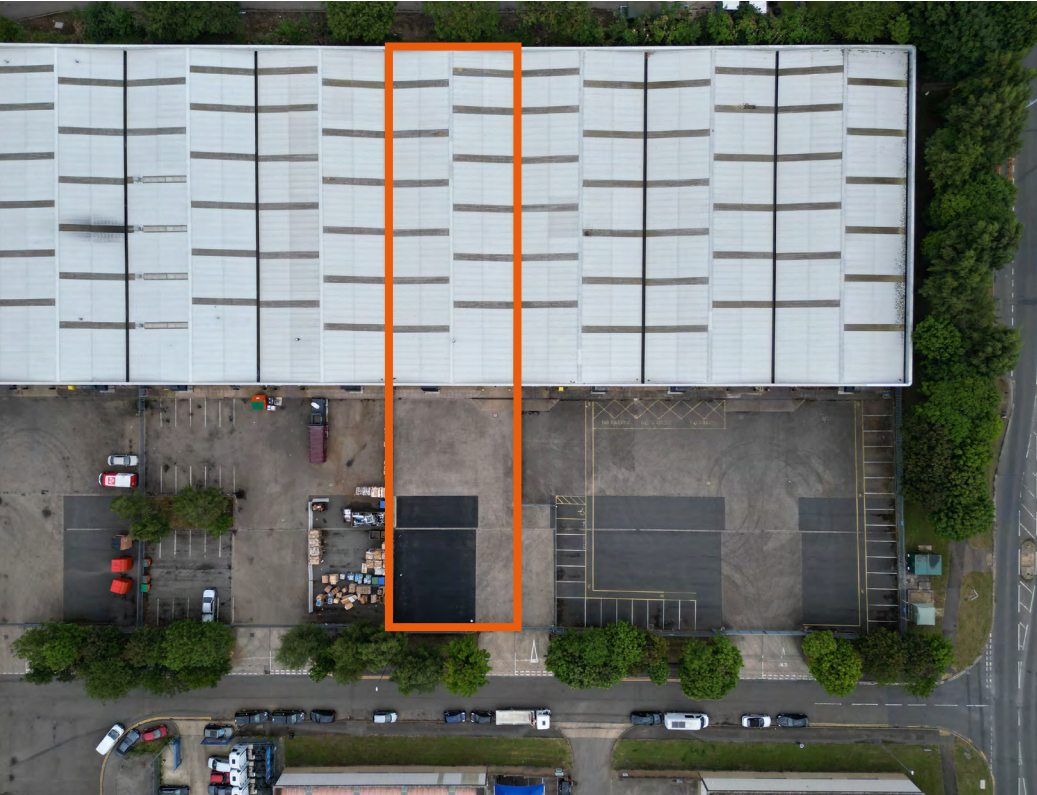
	sq ft	sq m
Office and Ancillary	875	81.29
Warehouse	9,750	903.01
First Floor Concrete Mezzanine	875	81.29
<b>Total</b>	<b>11,500</b>	<b>1,068.38</b>

## RATES

The rateable value of the property is £56,000. Rates payable for the current financial year April 2024-March 2025 - £30,576.

Interested parties are advised to make their own enquiries to Northampton Borough Council.





## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## SERVICES

Mains water drainage and electricity (3 Phase) is understood to be available and or connected to the property. These services and installations have not been tested and are assuming to be in good order. Prospective tenant should satisfy themselves in this regard.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available on request.

## EPC

B50.

## LEGAL COSTS

Each party to bear their own legal costs and professional fees incurred in the transaction.

## TERMS

The premises are available by way of a new full repairing and insuring lease at a quoting rent of £130,000 pa exclusive.

## VAT

We understand that VAT will be charged at the standard rate on the purchase price.

## VIEWING

Viewing and further information strictly via the sole agents.

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