

3 Pennard Close

Brackmills Industrial Estate • Northampton • NN4 7BE

TDB
Real Estate

**RARE
FREEHOLD
OPPORTUNITY**



For Indicative Purposes Only

21,376 sq ft (1,988.88 sq m)

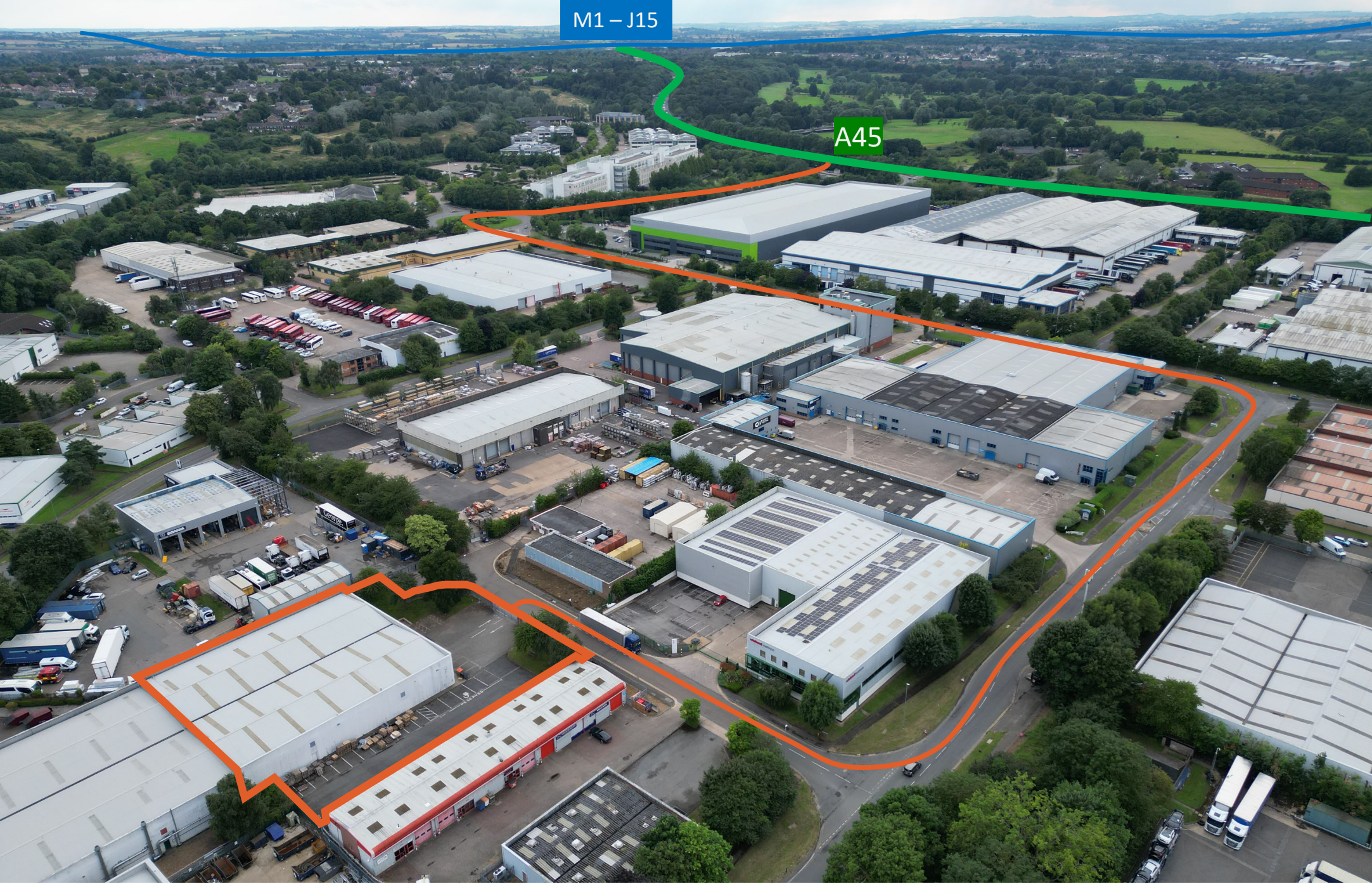
**Modern High-Quality
Warehouse/Industrial Unit**

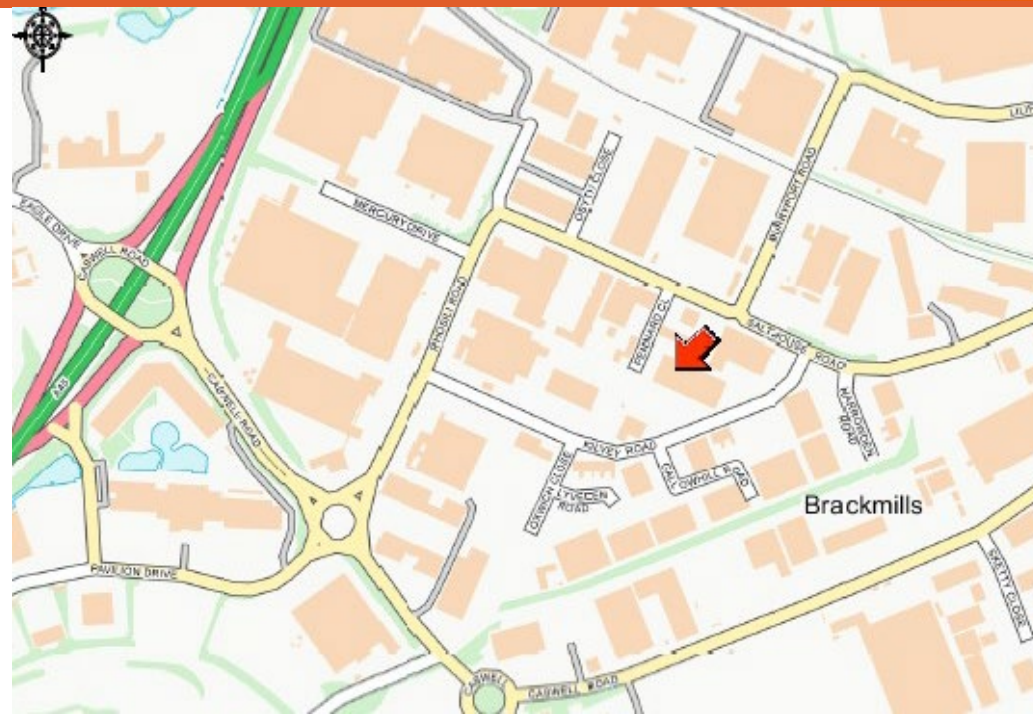
TO LET / FOR SALE

- Roof recently overclad
- Fenced and gated yard
- Two storey office and ancillary accommodation
- Good loading and ample car parking
- Rare opportunities on one of Northampton's premier industrial estates

M1 – J15

A45





Location

Pennard Close is located adjacent to Salthouse Road on the popular Brackmills Industrial Estate. Brackmills is situated immediately adjacent to the A45 dual carriageway within approximately 5 minutes driving time of J15 of the M1 motorway and the Town Centre.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/antimoneylaundering/.

Description

The building comprises a steel portal frame with metal profile clad elevations, under a pitched metal clad roof (overclad with new roof lights - circa 14 years warranty remaining).

Internally the warehouse has fluorescent tube lighting and two Renzor gas warm air blowers. The offices benefit from suspended ceilings, comfort cooling, Cat II lighting and UPVC double glazed windows. The offices are mainly open plan with a number of meeting rooms / cellular offices and w/c's. Additional offices & w/c's are provided within the warehouse with mezzanine storage above.

Loading is via a single roller shutter door to the front elevation and externally there is a good size yard and car park.

Accommodation

	Sq Ft	Sq M
Warehouse	14,466	1,342.04
Ground floor office	3,000	278.70
Ancillary block	920	85.53
First floor office	3,000	278.70
Total	21,376	1,985.88
Plus Mezzanine	920	85.53

The areas are expressed on a gross internal basis and are approx. having been rounded.



Services

Mains electricity and water are available. It should be noted that the services or service installations have not been tested, but are assumed to be in good working condition. The prospective tenants however should satisfy themselves in this regard.

Rates

The current rateable value of the property is £113,000. Rates payable for the current financial year April 2024 – March 2025 equate to £61,698 approximately. Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

VAT

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

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed, at a guide rent of **£203,000 pa excl.**

Alternatively, the property is available on a freehold basis, at a quoting price of **£2,750,000 excl.**

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises have an EPC rating of D:77. A certificate is available on request.

Viewing

Viewing and further information via the sole agents:



Oliver Thompson
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Jack Brown
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