



BRACKMILLS INDUSTRIAL ESTATE, NORTHAMPTON NN4 7EB



**Industrial / Warehouse Unit**  
20,260 sq ft (1,916 sq m) in a prime location

**TO LET**



## LOCATION

Northampton is strategically located 18 miles south of the M1/M6/A14 interchange which forms one corner of the 'Golden Distribution Triangle' making it one of the leading commercial and distribution locations in the East Midlands.

It is located approximately 67 miles north west of Central London, 12 miles north west of Milton Keynes and 53 miles west of Cambridge. By rail, London Euston and Birmingham are easily accessible within an hour as are the international airports of Luton, Birmingham and East Midlands. London Gatwick and Heathrow are only 100 miles and 50 miles away respectively.

There is also a local airport at Sywell, east of the town, which offers facilities for business and freight services.

## SITUATION

The estate is situated off Kilvey Road on the Brackmills Industrial Estate, Northamptonshire's premier industrial area located adjacent to the A45 dual carriageway.

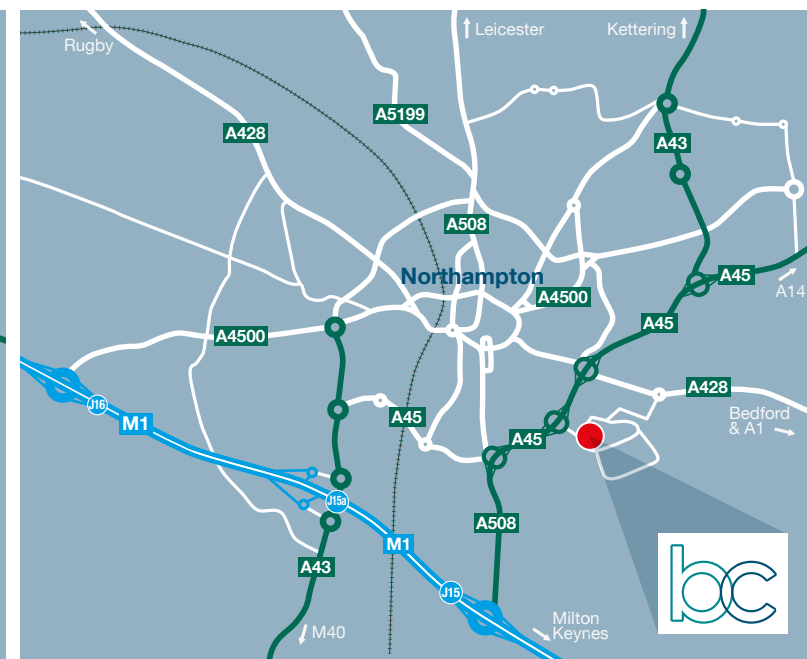
The estate enjoys easy access to Junctions 15,15a and 16 of the M1 motorway, within a few minutes' drive. There is also good access to the A14 (A1/M1 link road) via the A45, A43 & A508 which is approximately 14 miles away.

Brackmills is a desirable location as confirmed by it being the chosen destination for many major international companies such as: Coca Cola, Black & Decker, Panasonic, Tesco, Howdens, Barclaycard, Asda, John Lewis, The White Company and Wickes.

## DESCRIPTION

The estate comprises a 32 unit multi-let estate of terraced and semi-detached industrial units ranging from c3,000 – c20,000 sq ft.

The accommodation is constructed around steel portal frames and benefit from pitched insulated roofs incorporating translucent rooflight panels, part blockwork internal walls and external profile steel cladding. The units are accessed via roller shutter doors to production/warehouse areas and personnel doors to office areas. Each has separate office/ancillary accommodation and WC facilities.



## CURRENT AVAILABILITY



### 31 LYVEDEN ROAD | 20,260 sq ft (1,916 sq m)

Ground Floor Office/Ancillary/ Undercroft	2,388 sq ft	(221.83 sq m)
First Floor Office/ Ancillary	2,055 sq ft	(191.00 sq m)
Warehouse	16,177 sq ft	(1,502.94 sq m)
<b>Total GIA</b>	<b>20,260 sq ft</b>	<b>(1,915.77 sq m)</b>

- Loading via roller shutter door
- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height
- Quoting rent - £182,250 pa excl
- EPC - B30
- RV - £59,950 (Rates payable estimated 2022/2023 £30,464)

The unit has been extensively refurbished to include:

- New windows and doors
- New LED lighting throughout
- Offices fitted out to high specification
- WC's on ground and first floor

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## SERVICE CHARGE

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

## BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

## VAT

All figures quoted are exclusive of VAT.

## SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available. However interested parties are advised to check availability with the relevant utility companies.

## LEASE TERMS

The units are available on full repairing and insuring leases for a term of years to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior arrangement with the joint agents.



**Joe Smith**  
E: [jsmith@drakecommercial.co.uk](mailto:jsmith@drakecommercial.co.uk)

**Nicholas Roberts**  
E: [nroberts@drakecommercial.co.uk](mailto:nroberts@drakecommercial.co.uk)



**Oliver Thompson**  
M: 07837 191 054  
E: [oliver@tdbre.co.uk](mailto:oliver@tdbre.co.uk)

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