

XPO HOUSE

LODGE FARM | NORTHAMPTON | NN5 7SL



DETACHED MAINLY SINGLE STOREY OFFICES
26,760 SQ FT approx.

TO LET - MAY SELL



Excellent access to **Junctions 15a** and **16 of the M1 Motorway**, approximately 6 and 4 miles respectively



Extensive on site car parking
- **225 spaces**



Mainly single floor open plan floorplan
- **17,425 sq ft** approx



Lower Ground Canteen/Meeting facilities - **7,200 sq ft** approx



Separate detached single storey building - **2,135 sq ft** approx



Comfort cooling and lighting throughout



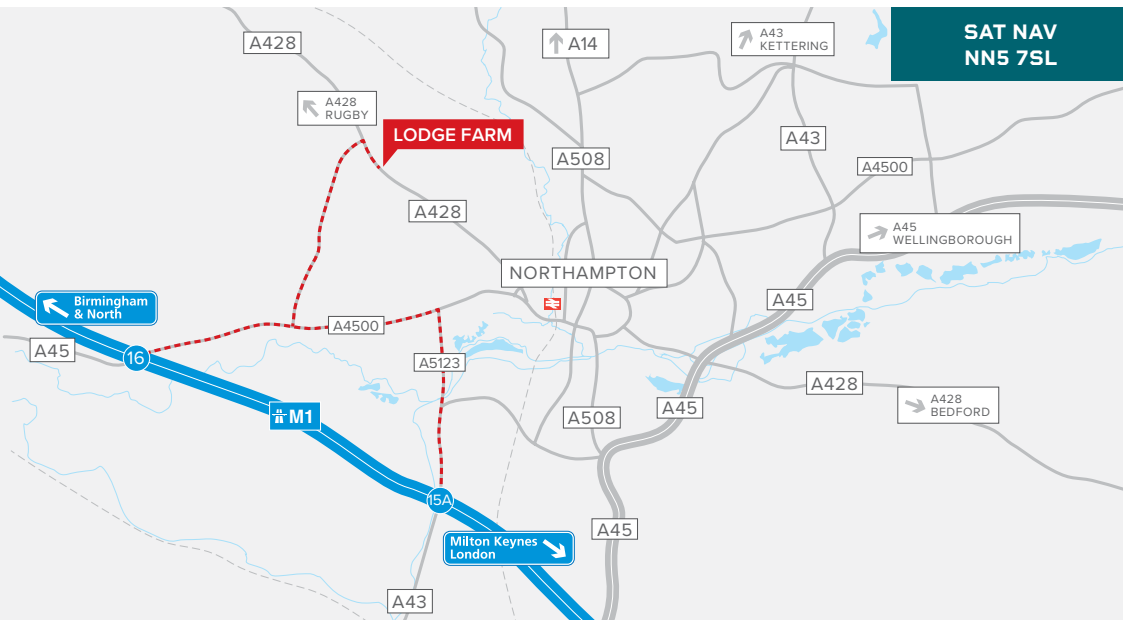
Future Redevelopment Opportunities - **Total Site Area 3.67 Acres** approx

LOCATION

Northampton occupies a strategically important location almost equidistant between London and Birmingham, and offers excellent access to the M1 Motorway (within close proximity), and consequently the M6 and A14 interchange.

A regular train service is offered to London Euston (approx. 55 mins).

The premises are situated approximately 3 miles to the north west of Northampton at Lodge Farm, which is the location for the national Headquarters for Travis Perkins PLC, TMI Foods and a number of B8 logistics operators.



EXCELLENT ACCESS TO JUNCTIONS 15A AND 16 OF THE M1 MOTORWAY

[CLICK TO VIEW GOOGLE MAPS](#)

DESCRIPTION

The site comprises mainly single (but part two storey) open plan office building constructed with a steel frame with insulated clad walls and roof, and provides good quality open plan office accommodation at ground floor level, together with amenity accommodation including a canteen facility and meeting rooms on the lower ground floor. Suspended ceiling incorporating fluorescent lighting and comfort colling/heating. There is a detached single story former "training centre" to the rear of the site.



ACCOMMODATION

The floor areas are expressed on a net internal and are approximate.
Main Ground Floor Offices – 17,425 sq ft
Lower Ground Offices/Amenity – 7,200 sq ft
Former Training Centre – 2,135 sq ft
Total Site Area – 3.67 Acres (15% Site Coverage)

TERMS

Rent and Lease terms on application. Consideration may be given to a sale of the freehold interest.

SERVICES

Mains electricity, water and drainage are understood to be connected or available. Interested parties should satisfy themselves as to the working condition of all services and service installations.

VAT

The tenant/purchaser will pay VAT.

EPC

TBC

VIEWING

For viewing and further information, please contact the sole agents:



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