



BRACKMILLS GATEWAY

UNITS 3-4 SCOTIA CLOSE
BRACKMILLS | NORTHAMPTON | NN4 7HR



INDUSTRIAL / WAREHOUSE UNITS TO LET 12,952 – 29,161 SQ FT (1,203 - 2,709 SQ M)

REFURBISHMENT INSTRUCTED • WELL KNOWN BUSINESS PARK LOCATION • SELF CONTAINED FENCED YARDS • M1 J15 4 MILES

DESCRIPTION

Brackmills Gateway is a well maintained, high profile industrial estate with versatile industrial / warehouse units capable of accommodating a variety of uses.

All units are of steel portal frame construction under a pitched roof incorporating natural light panels. External elevations are of brick construction with profile insulated cladding above. 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.

The units are currently undergoing refurbishment and further information is available from the agents.

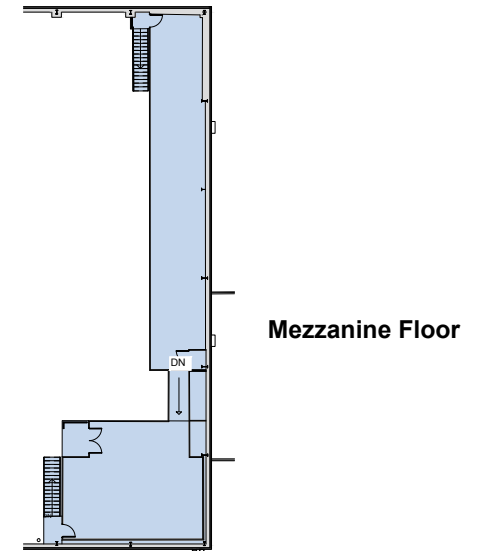
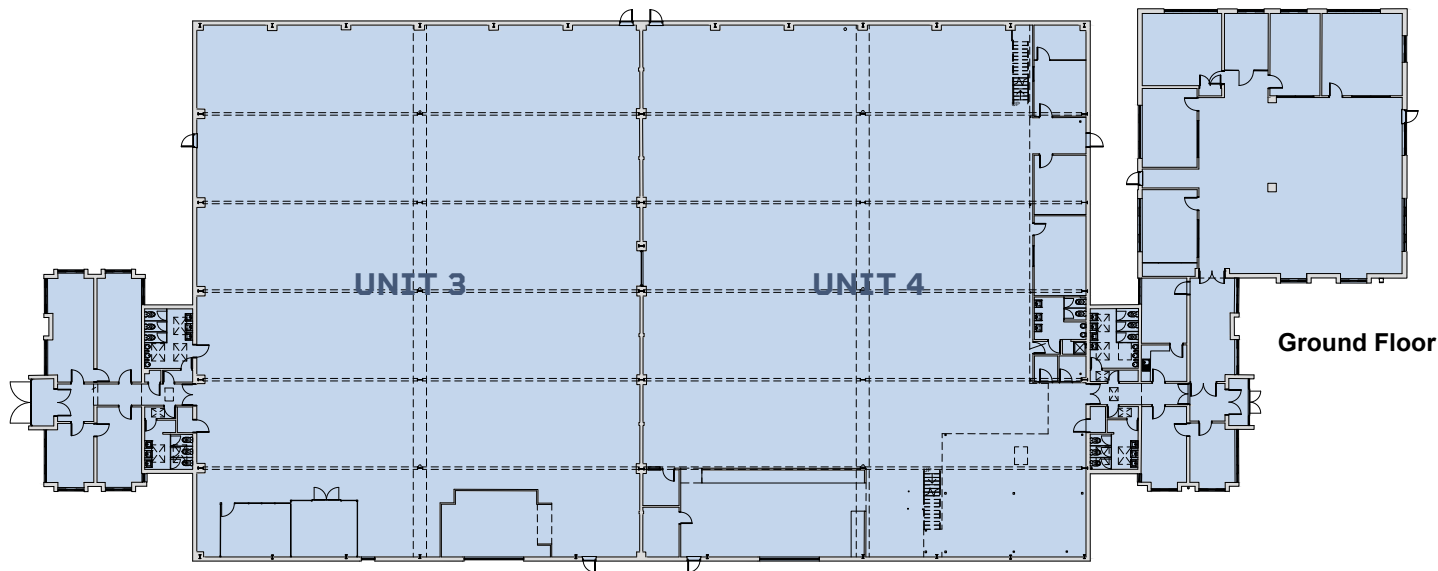
Unit	GIA Sq Ft	GIA Sq M	Rent (£ per annum)	Rateable Value	Rates Payable	EPC
Unit 3	12,952	1,203	£117,000	Subject to reassessment	TBC	D86*
Unit 4	16,209	1,506	£146,000	Subject to reassessment	TBC	D83*
Combined	29,161	2,709	£263,000	£87,000	£ 44,544	D83*

* EPC to be reassessed on completion of works



INDICATIVE INTERNAL PHOTOS





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.

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.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEASE TERMS

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

ANTI-MONEY LAUNDERING (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding may be required from prospective tenants.

VIEWING & FURTHER INFORMATION

Strictly via the joint sole agents:



JOE SMITH
jsmith@drakeandpartners.co.uk



www.tdbre.co.uk
 OLIVER THOMPSON
oliver@tdbre.co.uk

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