



DRAFT

BRACKMILLS INDUSTRIAL ESTATE, NORTHAMPTON NN4 7EB



Industrial / Warehouse Units

12,582 – 25,172 sq ft (1,169 – 2,338 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 Brackmill Industrial Estate, Northamptonshire's premier industrial area located adjacent to the A45 dual carriageway.

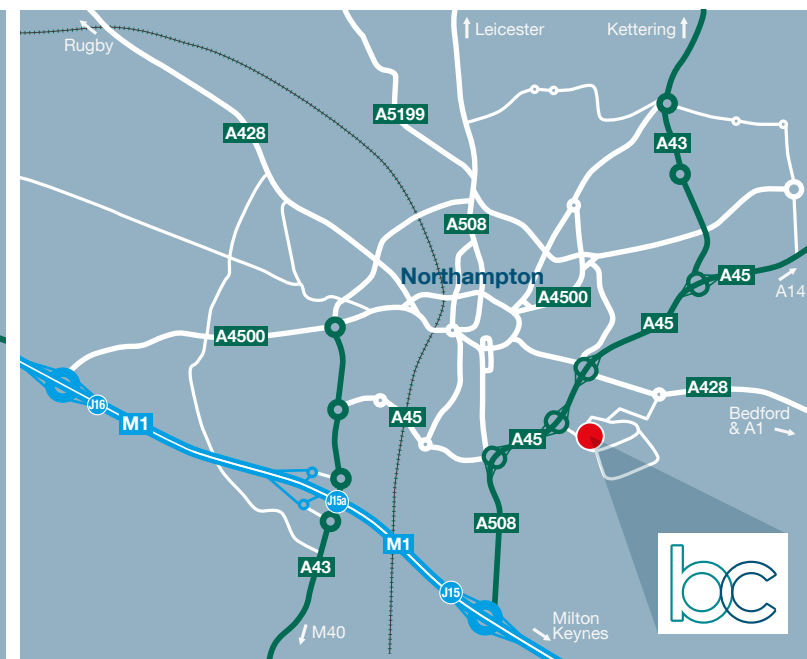
The estate enjoys easy access to Junctions 15, 15a and 16 of the M1 motorway, within a few minutes' drive. There is also good access to the A14 (A1/M1 link road) via the A45, A43 & A508 which is approximately 14 miles away.

Brackmill 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

UNIT 18 GALLOWHILL ROAD | 12,586 sq ft (1,169 sq m)



Warehouse	11,075 sq ft	(1,029 sq m)
Office and anc	1,511 sq ft	(140 sq m)
Total GIA	12,586 sq ft	(1,169 sq m)

- Dilapidations works due to be undertaken
- Yard can be fenced
- Two storey office/ancillary accommodation
- Quoting rent £113,250 pa excl
- EPC – to be undertaken on completion of dilapidations works

UNIT 19 GALLOWHILL ROAD | 12,586 sq ft (1,169 sq m)



Warehouse	11,075 sq ft	(1,029 sq m)
Office and anc	1,511 sq ft	(140 sq m)
Total GIA	12,586 sq ft	(1,169 sq m)

- Dilapidations works due to be undertaken
- Fenced yard
- Two storey office/ancillary accommodation
- Quoting rent £113,250 pa excl
- EPC – to be undertaken on completion of dilapidations works

UNIT 20 GALLOWHILL ROAD | 12,586 sq ft (1,169 sq m)



Warehouse	11,075 sq ft	(1,029 sq m)
Office and anc	1,511 sq ft	(140 sq m)
Total GIA	12,586 sq ft	(1,169 sq m)

- Dilapidations works due to be undertaken
- Fenced yard
- Two storey office/ancillary accommodation
- Quoting rent £113,250 pa excl
- EPC – to be undertaken on completion of dilapidations works





Indicative image



Indicative image



Indicative image

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.



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