

**Available Now**

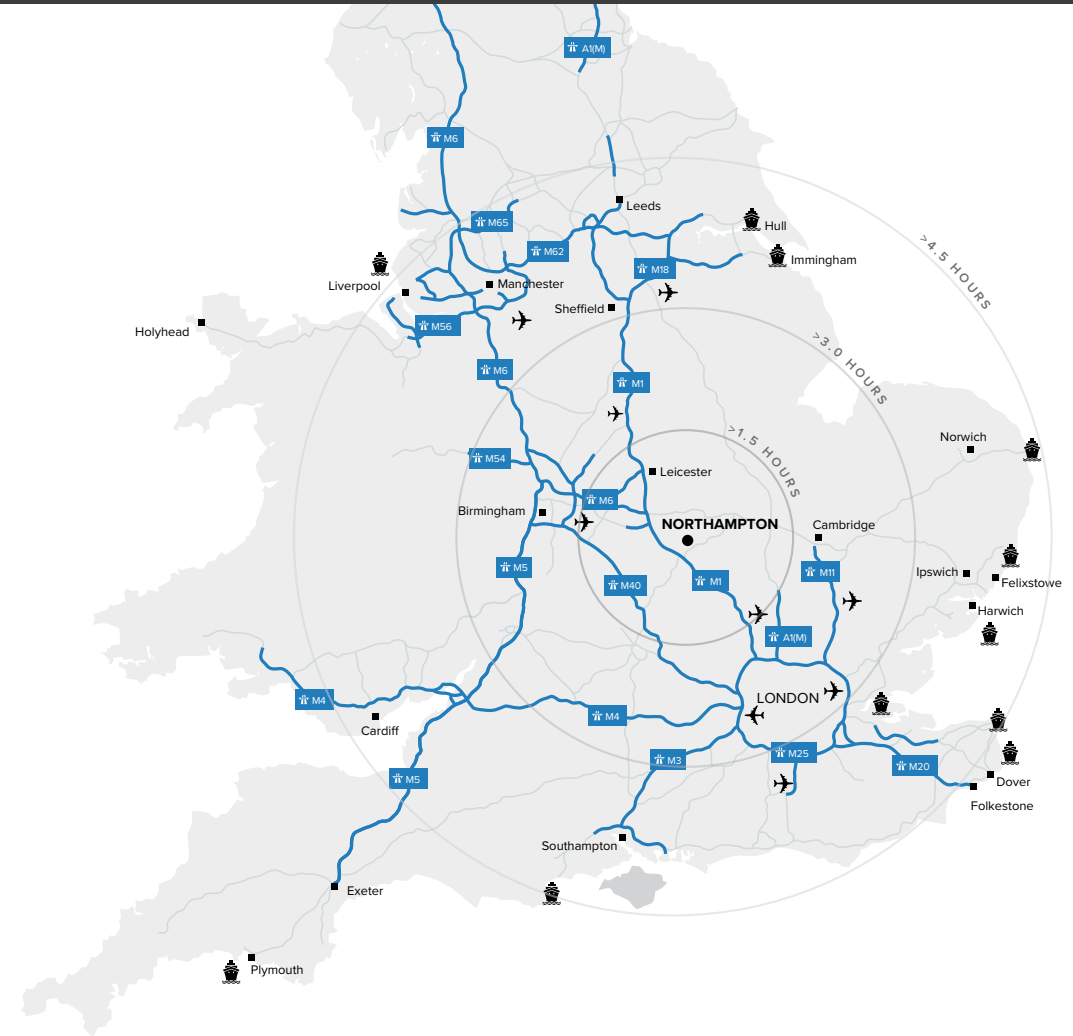
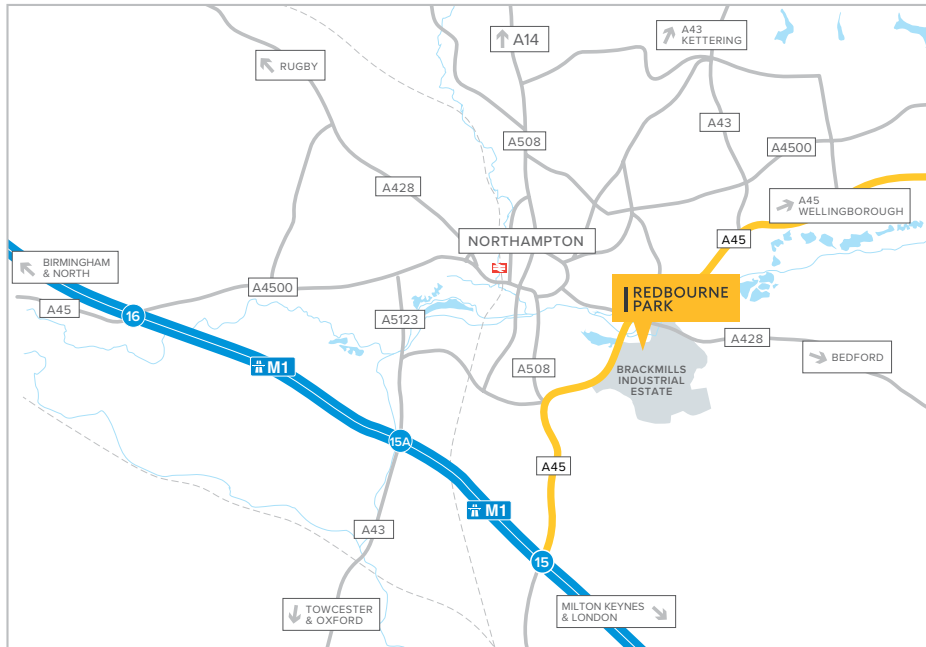


Newly Refurbished Industrial Warehouse Unit  
33,047 sq ft (3,070 sq m) **TO LET**



**Location**

The property is well located at Redbourne Park on Liliput Road, within the established Brackmills industrial estate providing quick access onto the A45 dual carriageway (1.3 miles) linking to the M1 Junction 15 within 4.2 miles. Northampton Town Centre is within 3.4 miles with the mainline Railway Station providing quick access to London and Birmingham in under an hour. Brackmills Industrial Estate is one of the premier industrial areas of Northampton, with industrial occupiers including CCF, Clipper Logistics, Dachser, Howdens (RDC) and Decathlon (RDC).



Access to the regions arterial and motorway network is exceptional with the following routes nearby;

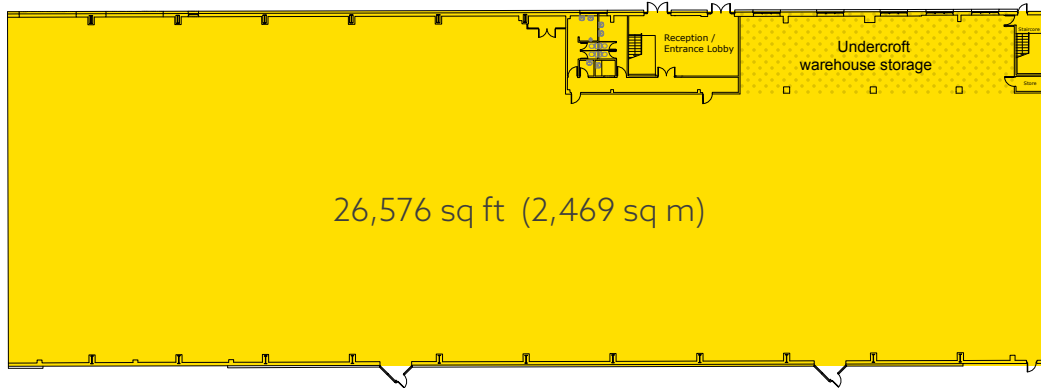
- A45 dual carriageway** 1.3 miles
- M1 Junction 15** 4.2 miles
- M45** 20 miles
- M6 Junction 1** 25 miles



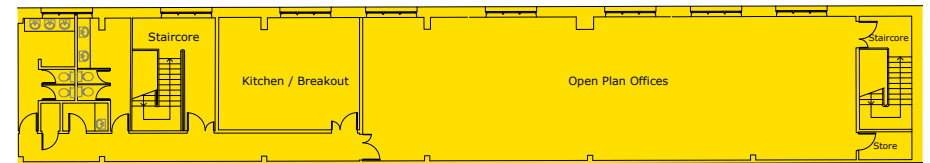




**Ground Floor Plan**



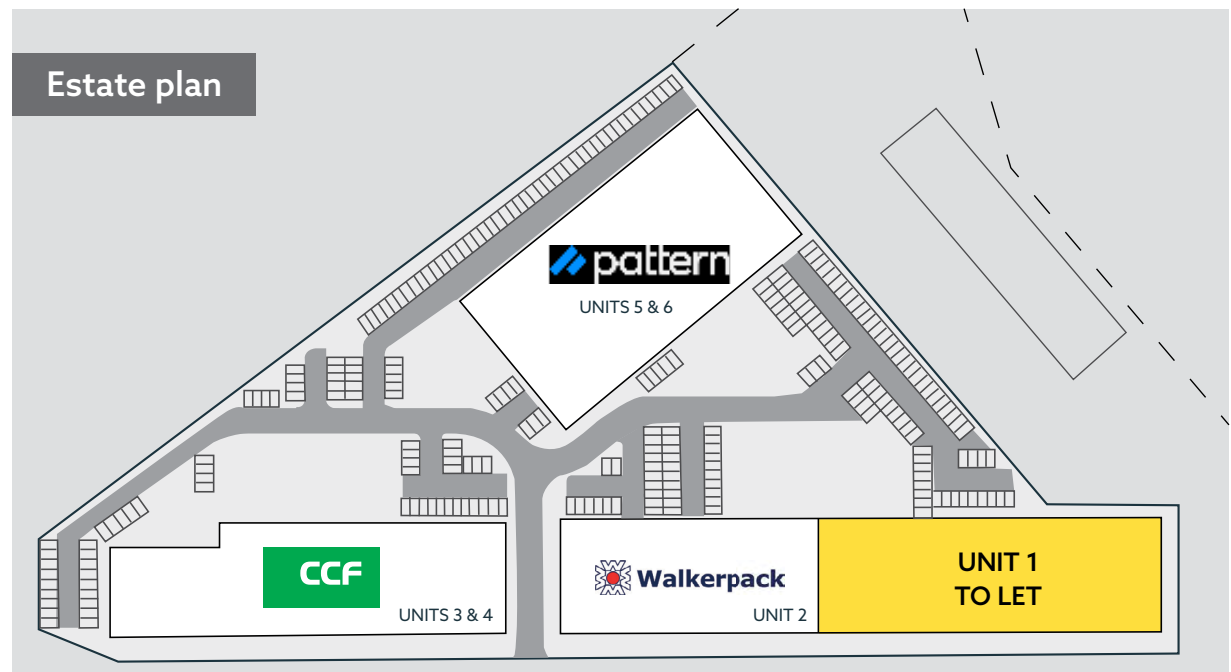
**First Floor Plan**



**Accommodation**

Warehouse	26,576 sq ft	2,469 sq m
Undercroft	1,732 sq ft	161 sq m
GF office / anc	1,736 sq ft	161 sq m
1st floor office / anc	3,003 sq ft	279 sq m
<b>Total</b>	<b>33,047 sq ft</b>	<b>3,070 sq m</b>

Measured on a GIA (Gross Internal Area) basis.



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## Property Information

Unit 1 is a semi-detached property forming part of a wider estate. The warehouse is constructed of a steel portal frame with profile steel cladding. The property has 2 level access loading doors. There is office and ancillary accommodation at ground and first floor, with further undercroft accommodation. Externally there is a large shared gated yard with generous allocated parking.

## Specification

- GIA: 33,047 sq ft
- EPC Rating: A

## Roof refurbishment

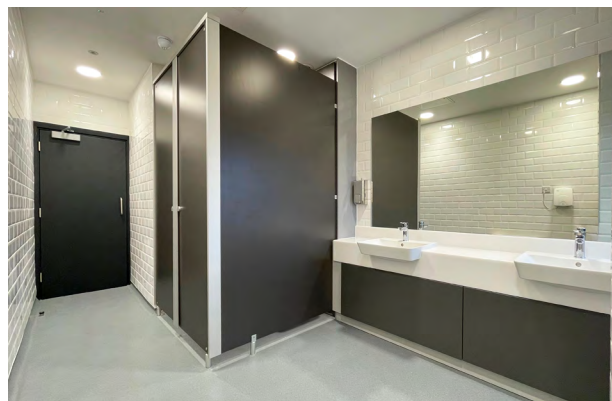
- 20 year guarantee on roof coating
- Replacement rooflights
- Lined gutters

## Office Refurbishment Specification

- LED lighting 350-500 LUX
- VRF air conditioning
- Refurbished WC's
- Staff canteen / Breakout area
- Perimeter trunking small power
- New flooring throughout

## Warehouse Specification

- Daylight reactive LED lighting to 350 LUX
- Clear height: 7 metres
- Factory profiled soffits & walls
- 2no roller shutters with level access







## TERMS

The property is available by way of a new full repairing and insuring lease at a quoting rent of **£350,000 pa excl.**

## VAT

We understand that the property is elected for VAT.

## Services

All mains services are available or connected, but purchasers are advised to satisfy themselves in this regard.

## Anti-Money Laundering

In accordance with anti-money laundering regulations, AML checks will be required for any potential tenant.

## Business Rates

The property has a current Rateable Value of £160,000. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

## EPC

A.

## Service Charge

Available on request.

## Legal Costs

Both parties to pay their own legal costs.

## Viewing and further information



**NICHOLAS ROBERTS**

nroberts@drakeandpartners.co.uk  
07980 237 407

**JOE SMITH**

jsmith@drakeandpartners.co.uk  
07980 792 670



**OLIVER THOMPSON**

oliver@tdbre.co.uk  
07837 191 054

**JACK BROWN**

jack@tdbre.co.uk  
07969 291 660