

1 NORTH PORTWAY CLOSE

ROUND SPINNEY INDUSTRIAL ESTATE • NORTHAMPTON • NN3 8RD

TDB
Real Estate

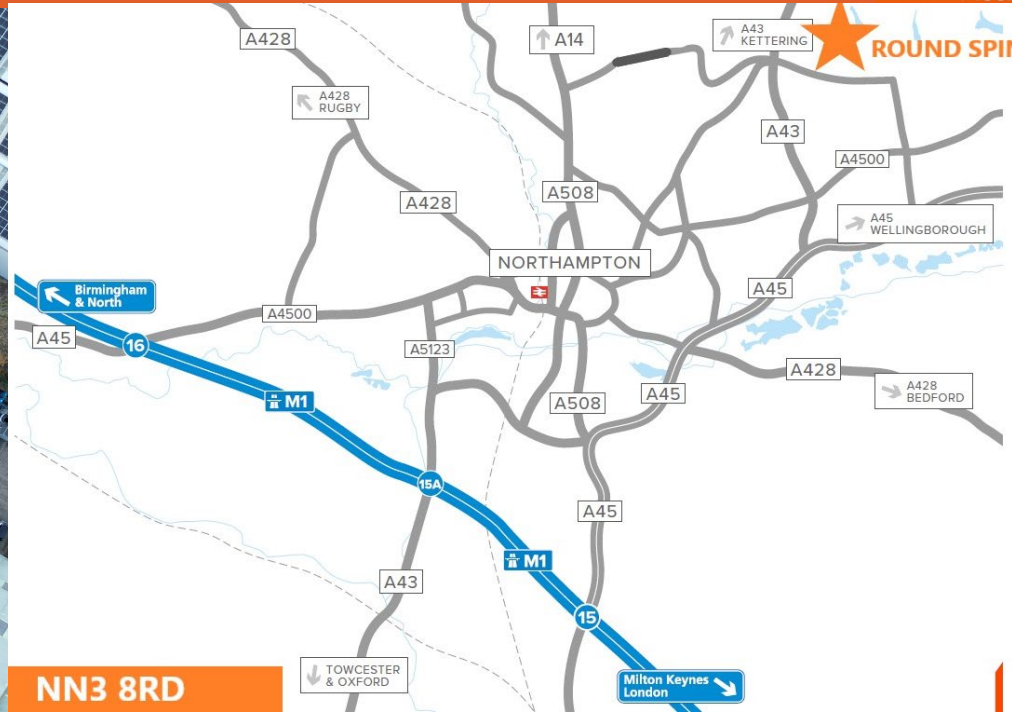
FLEXIBLE TERM & RENTS AVAILABLE



17,822 sq ft (1,656 sq m)

**FLEXIBLE
WAREHOUSE/PRODUCTION UNIT
TO LET**

- Excellent Access to M1 Motorway at J15 or J16
- Shared self-contained secure yard
- Clear internal height 5m approx.
- 2 x level roller shutter access doors
- Office & amenity accommodation
- Large Self-Contained Car Park



Location

The property is prominently located on North Portway Close at its junction with Stone Circle Road on the Round Spinney Industrial Estate, 4 miles north of Northampton town centre.

Access to Round Spinney is via the A43 dual carriageway which provides access via the A45 dual carriageway to the M1 at Junction 15. Significant road improvements are underway providing direct access to the A14 to the north via the A43.

Occupiers on the estate include KAB Seating, Yusen Logistics, Fitness Superstore, Keen & Able and AGC Automotive.

Description

The premises comprise a semi-detached warehouse/production unit situated on a secure site. The unit is of brick and steel portal frame construction and has **two level access loading doors**.

The property benefits from an extremely large car park and a shared yard.

Accommodation

Name	sq ft	sq m
Ground - Workshop (inc 960 sq ft works office)	13,191	1,225.48
Ground - Offices / ancillary accommodation	3,671	341.05
Mezzanine - mezzanine storage	960	89.19
Total	17,822	1,655.72



Rates

The current rateable value of the property is £47,000. Rates payable for the current financial year April 2023 – March 2024 equate to £23,453 approximately. Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

Anti Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/.

Legal Costs

Both parties to pay their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of C - 68. A certificate is available on request.

Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

Rent - £102,500 per annum

Viewing

Viewing and further information via the sole joint agents:



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