



PRELIMINARY DETAILS

TO LET

Industrial / Warehouse Unit

7,858 sq.ft (730 sq.m)

Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL

- Other occupiers on the estate include Vindis Audi, Speedy Hire, PureGym and Edmundson Electrical.
- Prominent trade counter / industrial unit located within an established trade counter location

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Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



UNIT 20
CLICK FOR MAP

Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



INDICATIVE IMAGERY

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Areas (Approx. Gross Internal)

Unit 20	7,858 sq.ft	(730 sq.m)
Total	7,858 sq.ft	(730 sq.m)

Location - NN5 5HL

Northampton is an established industrial and logistics location strategically located on the M1 motorway in the heart of the “Golden Triangle”. Northampton is situated 66 miles north west of London and 55 miles south east of Birmingham. The town has excellent road communications with the M1 motorway all within 5 miles of the town centre. The A45 dual carriageway runs to the south of the town, providing a fast link between the M1 (J15) and the A14 at Thrapston. The Westgate Industrial Estate benefits from a strong mix of industrial, trade, automotive and retail occupiers, along with excellent access to Junctions 15a and 16 of the M1 Motorway.

Description:

The property comprises of steel portal frame construction with external elevations of facing brick and cladding above. Internally the minimum eaves height is 5.3m. Loading is via a ground level roller shutter door. Internally the warehouse area is fitted with lighting throughout. Two storey office/ancillary accommodation is located at the front of the building. Externally there is a shared service yard and allocated carparking.

Nearby occupiers include Dulux, Rexel, Dyson, EMS, Speedy Hire, Edmundson Electrical, Plumbco and Wickes.

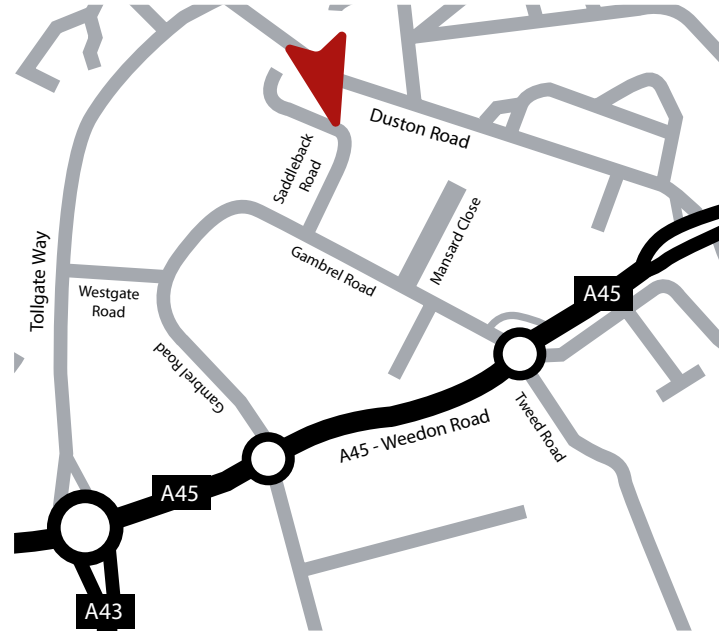
Rent

Guide rent of £82,500 subject to lease terms and covenant.

Business Rates

Rateable Value £49,000.

All parties to make their own enquiries with West Northamptonshire Council.



Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC-E. Further information available on request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Anti Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.



INDICATIVE IMAGERY

Viewing

Strictly via prior appointment with the appointed agent

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