



# TO LET

Industrial / Warehouse Unit

19,875 sq.ft (1,846.4 sq.m)

Unit 2, Kingsfield Park, Northampton, NN5

- One mile from A4500, linking directly with the M1
- large yard and parking provision
- Suitable for industrial, trade and leisure uses (subject to planning)
- Other occupiers on the estate include Jewsons, Topps Tiles, Screwfix, Yess Electrical, Pochin and Portakabin

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# Unit 2, Kingsfield Park, Northampton, NN5 7PP



**UNIT 2**  
CLICK FOR MAP



Mr. Tyre Ltd  
www.mrtyre.co.uk

pochin  
Developers & Specialist Suppliers

SCREWFIX

TENNANT

PumpGyms

Portacabin

M1 J16 & 15A

Northampton Town Centre

Topps Tiles

YES55  
ELECTRICAL

PLUMBBOX  
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Brewers  
Decorative Centres

MR Clutch  
AUTOCENTRE

GAP

JEWSON

Carlsberg



## Unit 2, Kingsfield Park, Northampton, NN5 7PP

### Areas (Approx. Gross Internal)

Warehouse	19,875 sq.ft	(1,846.4 sq.m)
<b>Total</b>	<b>19,875 sq.ft</b>	<b>(1,846.4 sq.m)</b>

### Location - NN5 7PP

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 Junctions 15, 15A and 16 of 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.

### Description:

The property comprises of steel truss frame construction with external elevations of facing brick and cladding above. Loading is via a ground level roller shutter door. Internally the warehouse area is fitted with lighting throughout. Office/ ancillary accommodation is located at the front of the building, providing a combination of open plan and cellular accommodation. Externally there is a substantial service yard providing adequate parking and loading provision. The building is suitable for industrial and trade and leisure uses (subject to planning).

### Rent

Guide rent of £209,250 subject to lease terms and covenant

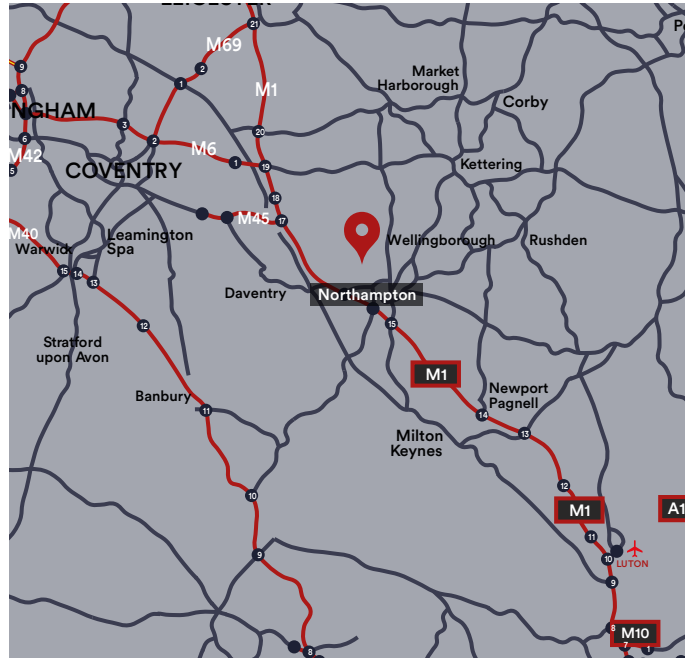
### Business Rates

Rateable Value £61,500.

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- D82

### 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.

### Viewing

Strictly via prior appointment with the appointed agent

**TDB**  
Real Estate  
tdbre.co.uk  
**01604 60 40 20**

**Oliver Thompson**

07837 191 054

oliver@tdbre.co.uk

**LCP.**

part of M<sup>1</sup>Core

**01384  
400123**



searchlcp.co.uk

**Will Helm**

07774 666805

whelm@lcpproperties.co.uk

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