

Unit A, Fairground Way, Riverside

Northampton, NN3 9HU

TDB
Real Estate



**GOOGLE MAPS
LOCATION**

**28,818 sq ft (2,677 sq m)
Detached Warehouse with Large
Self-Contained Yard
TO LET**

Detached Warehouse with Large Self-Contained Yard

- High Quality Refurbishment shortly due underway
- Located just off A45 9 mins from M1 J15
- 35m Self-Contained & Secure Yard.
- 7 Level Access Doors



Location

Positioned on Riverside Business Park, one of Northampton's premier trade counter/industrial locations, situated 3 miles east of Northampton city centre, with excellent road connections being adjacent to the A45 allowing good access to J15 of M1 motorway, 6 miles to the south.

The well-maintained business park consists of a selection of mixed-use occupiers including Volkswagen, Nissan, Honda, Mercedes-Benz, Lok'n Store and Virgin Gyms.

Accommodation

The Property has the approximate Gross Internal Areas

Area	Sq ft	Sq m
Warehouse	26,081 sq ft	2,423 sq m
Ground floor offices	1,387 sq ft	128.90 sq m
First floor offices	1,349 sq ft	125.34 sq m
Total GIA	28,818 sq ft	2,677.24 sq m

Description

The property comprises (after refurbishment):-

- Fully refurbished Industrial Unit
- 7 Level Access Doors
- Large Self-contained 35m yard
- 35 parking spaces to front of the unit
- Ground & first floor offices
- Kitchenette & W/C Facilities
- 8m Eaves Height

Business Rates

The property has an adopted rateable value of £193,000. Rates payable for 2024 / 2025 are estimated at £105,378.

Interested parties are advised to make their own enquiries with the Local Authority Business Rates Department.

Terms

The property is available by way of a new FR&I Lease

VAT

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

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their costs.

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/.



Viewing

Viewing and further information via the Joint Sole Agents:

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