

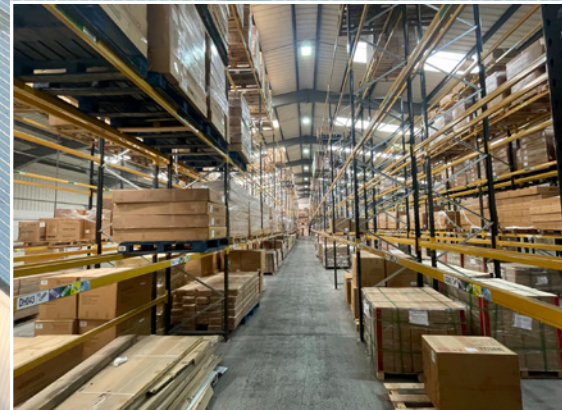
AVAILABLE BY WAY OF A NEW  
LEASE FROM MARCH 2025



**TO LET**

Prime, Modern Distribution Warehouse

19,191 sq.ft (1,782.90 sq.m)



Unit 49-51 St. James Mill Road, Northampton, NN5 5JP

- Modern industrial unit
- Self-contained & fenced yard with 22m depth
- Two level access doors
- Established engineering / trade counter location
- Available Q1 2025

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Jct 16 and Jct15A M1



Wreford's TRANSPORT



CITY PLUMBING



arco Experts in Safety

Magnet

TOOLSTATION

EURO CAR PARTS



JEWSON



ELITE MOTOR TUNE



## Unit 49-51 St. James Mill Road, Northampton, NN5 5JP

### Location - NN5 5JP

The premises are located in a prominent position on the St James Mill Road within the popular St James Mill Road Industrial Estate. The estate is situated approx. half a mile east of Northampton town centre and offers fast road access to the towns ring roads, Sixfields, the town centre and the M1 motorway. Well known occupiers on the estate include Travis Perkins, Jewsons, Magnet, A Plant, Gap, City Plumbing, Wolsey, Eurocell, Arco, Toolstation and Greggs.

### Description:

The unit benefits from the following amenities/facilities:

- 5m to eaves rising to 8.2m at the apex
- 2 electric ground level loading doors
- 22m deep, secure fenced yard
- Warehouse lighting
- Single storey office block

Accommodation	Sq Ft	Sq M
Warehouse	18,354 sq.ft	(1,705.14 sq.m)
Two Storey Office	837 sq.ft	(77.76 sq.m)
<b>Total</b>	<b>19,191 sq.ft</b>	<b>(1,782.90 sq.m)</b>

The property areas are expressed on an approximate gross internal basis.

### Terms

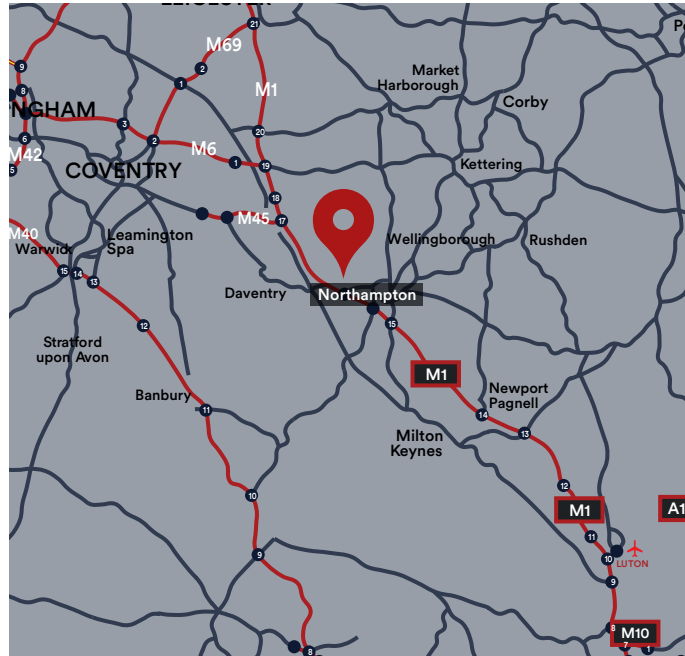
The property is available by way of a new lease at a quoting rent of £220,000 pa

### Rent

The rent is payable quarterly in advance on the usual quarter days.

### Rates

We understand the current rateable value for the unit is £96,500 with estimated rates payable of £52,689. Interested parties should make their own enquiries to verify this information.



### VAT

The Tenant will be responsible for the payment of VAT.

### EPC

EPC rating C-59.

### Planning

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

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

### Anti Money Laundering (AML)

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit [www.tdbre.co.uk/antimoneylaundering/](http://www.tdbre.co.uk/antimoneylaundering/).

### Viewing

Strictly via prior appointment with the appointed agent:



**Oliver Thompson**

07837 191 054

[oliver@tdbre.co.uk](mailto:oliver@tdbre.co.uk)

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[searchlcp.co.uk](http://searchlcp.co.uk)

**Will Helm**

07774 666805

[whelm@lcpproperties.co.uk](mailto:whelm@lcpproperties.co.uk)

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