

To Let

Industrial/Trade Unit

Unit 7 Pan Freight Depot Harlestone Road
NORTHAMPTON NN5 6NU



- Prominent main road location
- Suitable for a range of trade counter/commercial uses (subject to planning)
- Includes office accommodation
- Large on site car park

To Let £32,500 per annum exclusive

Location

The premises are located off the Harlestone Road (A428) close to the Lodge Farm Industrial Estate. The town centre and all its amenities are between 5 and 10 minutes' drive to the east whilst the M1 is accessible at Junctions 15, 15a and 16.

The site itself comprises a detached industrial building that has been subdivided in the past to create a number of smaller, self-contained commercial units.

Accommodation

The premises comprise a self-contained end of terrace unit of steel frame construction with full height profile steel cladding to the external elevations. In the recent past, the property has undergone a range of improvements, to include, recladding the front elevations together with new entrance doors and loading facilities. Improvements have also been made to the services within each property.

Internally the unit is to an open plan layout, with two integral offices and WCs. Loading access is provided through a door incorporated within the front elevation.

Externally there is a larger, secure, car park to the front of the property which is accessed via gates fronting onto the main road.

Areas

	Sq Ft	Sq M
Workshop	4,532	421.02
TOTAL	4,532	421.02

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £32,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £21,250

Rates Payable: £10,603.75

Legal costs

Each party is responsible for their own legal costs incurred in the transaction.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

E (109)

Services

We understand that all mains services including water, gas, drainage and electricity are connected to the property. Prospective occupiers should note that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Ravi Varambhia - Underwoods

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Charles Church - Underwoods

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View Location



View Floorplans



View EPC

