



CROFTON OAK

NORTH PORTWAY CLOSE | ROUND SPINNEY | NORTHAMPTON | NN3 8RQ

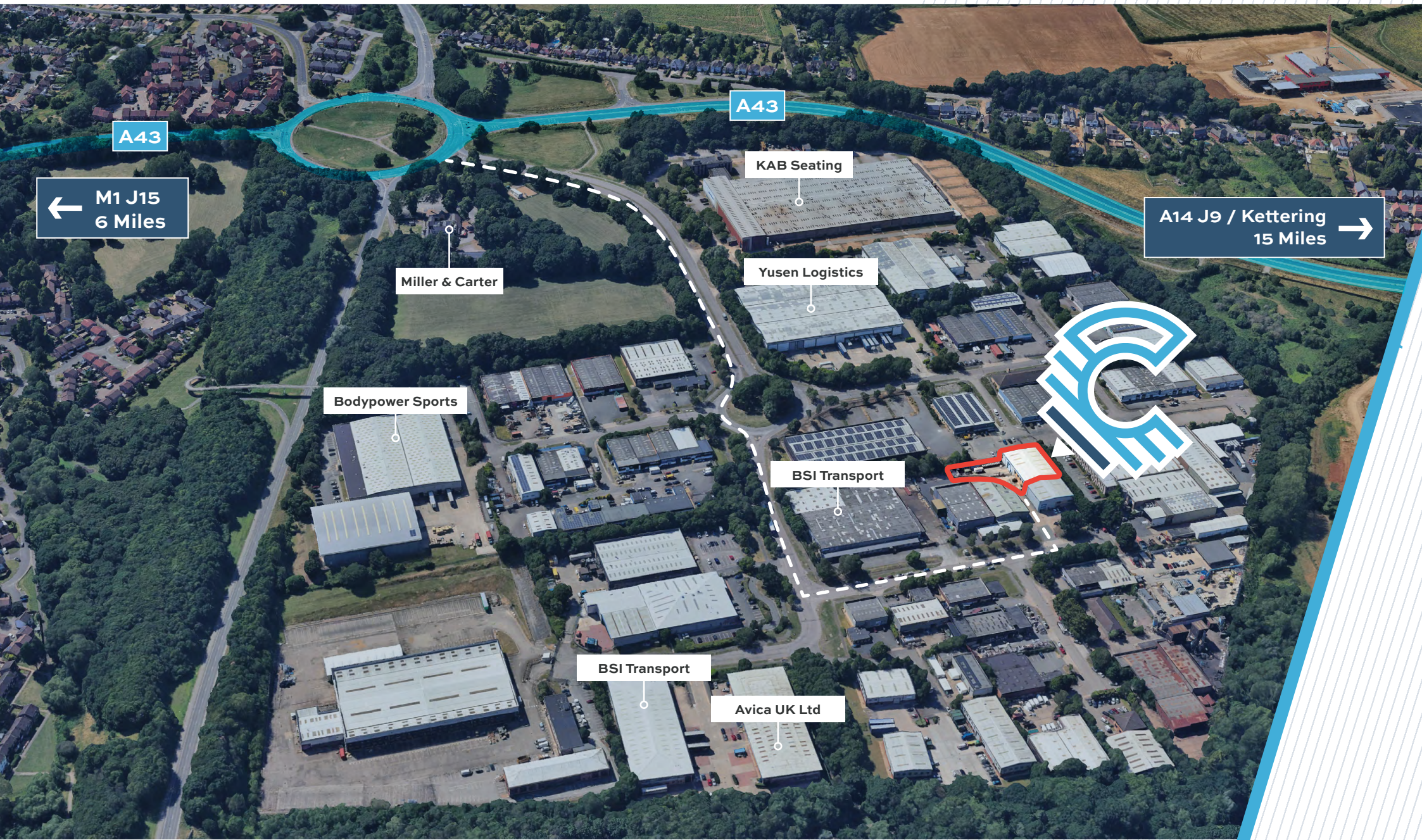


FOR SALE / MAY LET



FULLY FITTED DATA CENTRE

WITH POTENTIAL TO REINSTATE AS AN INDUSTRIAL/WAREHOUSE UNIT



A43

A43

← M1 J15
6 Miles

A14 J9 / Kettering
15 Miles →

Miller & Carter

KAB Seating

Yusen Logistics

Bodypower Sports

BSI Transport

BSI Transport

Avica UK Ltd





LOCATION

The property is located on North Portway Close within Round Spinney Industrial Estate, one of Northampton's principal employment areas.

Round Spinney lies approximately 3 miles north-east of Northampton town centre. The estate benefits from dual carriageway access to Junction 15 of the M1 (6 miles) via the A43. Heading north, the A43 provides single carriageway access to the A14 (A1/M1 link) towards Kettering.

DESTINATION / LINK	DISTANCE	TIME (APPROX.)
A43 (via Round Spinney)	0.5 miles	2 mins
A45	3.5 miles	8 mins
M1 Junction 15	6 miles	12 mins
M1 Junction 15A	7 miles	13 mins
A14 Junction 9 (Kettering)	15 miles	20 mins
Northampton Town Centre	3 miles	10 mins
Northampton Train Station	4.5 miles	15 mins
Milton Keynes	20 miles	24 mins
Leicester	35 miles	45 mins
London (Central)	70 miles	1 hr 30 mins
Luton Airport (LTN)	40 miles	50 mins
Birmingham Airport (BHX)	45 miles	55 mins

THE BUILDING IS CURRENTLY CONFIGURED AS A FULLY OPERATIONAL DATA CENTRE, WITH POTENTIAL FOR REINSTATEMENT TO A TRADITIONAL INDUSTRIAL/WAREHOUSE UNIT.

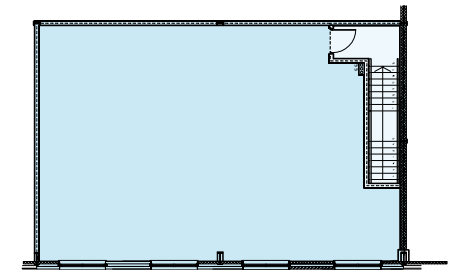
BASE BUILD

BASE BUILD AREAS

Area	Sq m	Sq ft
Ground Floor Warehouse	691	7,440
Ground Floor Office & Ancillary	26	279
First Floor Office	130	1,399
Total	847	9,118

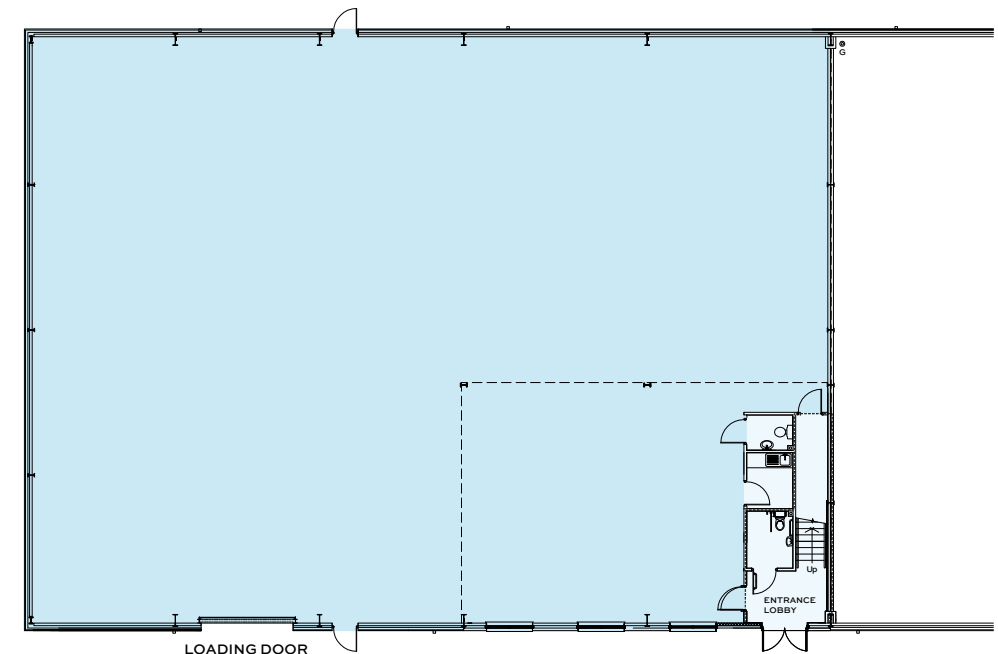


FIRST FLOOR



THE BASE BUILD SPECIFICATION INCLUDES:

- /// FULLY FITTED FIRST FLOOR OFFICE ACCOMMODATION
- /// MINIMUM EAVES HEIGHT OF 7.2M
- /// WC AND KITCHENETTE FACILITIES
- /// SOLID CONCRETE FLOOR WITH 35KN/M² LOADING CAPACITY
- /// ELECTRICALLY OPERATED UP-AND-OVER LOADING DOOR
- /// WAREHOUSE AND EXTERNAL LIGHTING
- /// SELF-CONTAINED CAR PARKING AND LOADING AREA

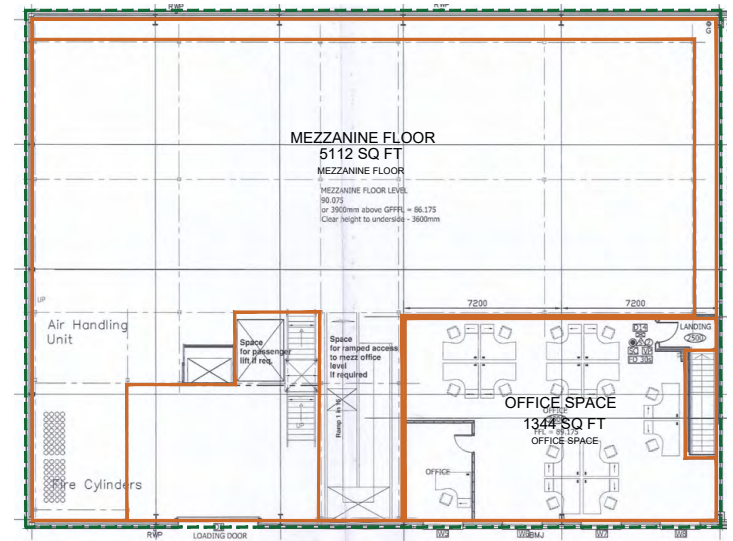


GROUND FLOOR

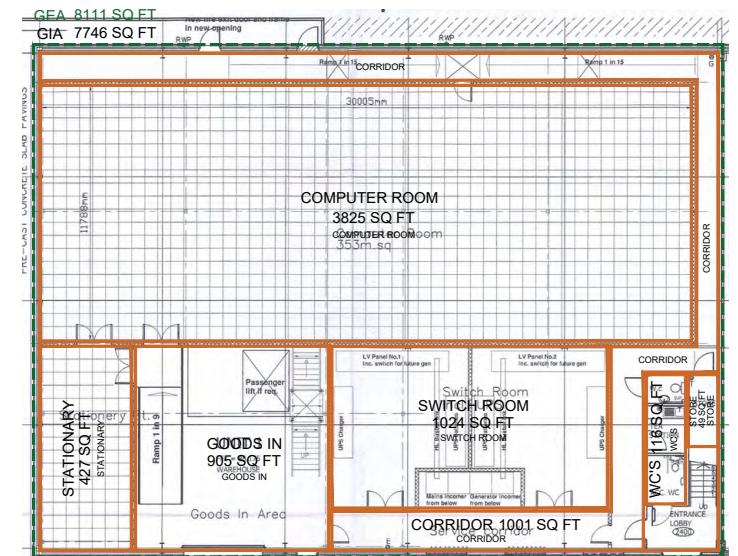
DATA CENTRE

DATA CENTRE AREAS

Area	Sq m	Sq ft
Computer Room (Ground Floor)	355	3,825
Switch Room	95	1,024
Goods In	84	905
Stationery	40	427
WCs, Ancillary & Store	104	1,116
Mezzanine	475	5,112
First Floor Office Space	125	1,344
Total GIA	1,278	13,753



FIRST FLOOR



GROUND FLOOR

THE DATA CENTRE FIT-OUT INCLUDES:

- /// INCOMING POWER SUPPLY OF 250KVA
- /// COMPUTER ROOM: 400 SQ FT, PLUS UNBOXING AND STORE ROOM
- /// LOADING BAY: 100 SQ FT WITH ROLLER DOOR SUITABLE FOR HIGH VEHICLES
- /// 2 X 850 KVA GENERATORS WITH 300-LITRE FUEL TANKS
- /// DUAL UPS (UNINTERRUPTIBLE POWER SUPPLY) SUPPORTING THE COMPUTER ROOM
- /// FULL ARGONITE FIRE SUPPRESSION SYSTEM
- /// SECURE GATED CAR PARK WITH SPACE FOR 8 VEHICLES
- /// 400 SQ FT MEZZANINE ABOVE THE DATA CENTRE WITH AIR CONDITIONING
- /// DISABLED LIFT TO THE FIRST FLOOR

TENURE

The property is available freehold with a quoting price of **£1,180,000**.

Leasehold offers may also be considered, subject to lease terms, covenant strength, etc.

RATES

The property has a **rateable value of £55,500**.

Estimated rates payable for April 2025 – March 2026: £30,803.

Interested parties should make their own enquiries with the Local Billing Authority.

LEGAL COSTS

Each party to bear their own legal costs.



EPC

EPC Rating: To be confirmed

VAT

All figures quoted are exclusive of VAT, which may be chargeable.

VIEWING

To view and for further details please contact:



OLIVER THOMPSON

Oliver@tdbre.co.uk

07837 191 054