

UNIT 1 SOUTH PORTWAY CLOSE

ROUND SPINNEY INDUSTRIAL ESTATE • NORTHAMPTON • NN3 8RH



Preliminary Details



40,061 sq ft (3,722 sq m)
**Refurbished Industrial / Distribution
Unit**

TO LET

FULLY REFURBISHED INDUSTRIAL UNIT - TO LET

- 2 x Covered Dock Level Loading Doors within loading bay
- Warehouse and offices have been fully refurbished
- Level Access door to the side elevation
- Substantial Car Parking provision



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.

Description

The property has the following features:

- Detached Warehouse/ Distribution Unit
- Minimum Eaves Height of 6.2m
- External elevations of brick & metal profiled cladding.
- Canopied Loading Bay
- 2 x Dock Level Loading Doors
- Level Access Door to side elevation
- Substantial Car Park
- Fully Refurbished offices, W/Cs & Kitchens
- Large Canteen/ Break Out Areas
- Concrete Mezzanine for product storage/ production
- LED Lighting throughout

Accommodation

	SQM	SQFT
Warehouse	2,288	24,628
Office and Ancillary	553	5,948
1st Floor Packing Rooms	272	2,928
Covered Loading Bay	609	6,555
Total	3,722	40,061

The areas are expressed on a gross internal basis and are approx. having been rounded.





Terms

The unit is available by way of a new full repairing and insuring lease at a quoting rent of £300,000 pa excl.

Rates

The current rateable value of the property is £206,000. Rates payable for the current financial year April 2025 – March 2026 equate to £114,330 approximately. Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

VAT

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

Services

We understand that all mains services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises have an EPC rating of B. A certificate is available on request.

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/antimoneylaundering/.

Viewing

For viewings and further information, please contact the sole agents:



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