

Unit 1B, Leo House, Ross Road, Northampton NN5 5AX



21,330 sqft (1,981.61 sq m)

**Excellently located unit with
flexible lease terms**

AVAILABLE BY WAY OF SUB-LETTING

Flexible terms available – on a monthly basis

- New overclad roof
- Quick dual carriageway access to the M1
- Thriving employment area
- 5-minute drive time to Junctions 15A & 16 of the M1

KEY FEATURES



Details

Available by way of subletting. Flexible terms available – on a monthly basis.



Rent

£158,288 pa
excl.



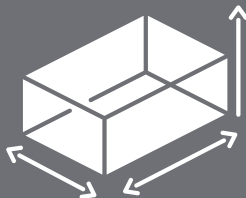
Location

Northampton
NN5 5AX



Loading

2 x Level Access



Size

21,300 sq ft
1,981.61 sq m



Height

4m eaves



Location

Northampton is strategically located on the M1 (Junction 15, 15A & 16) and is one of the leading commercial distribution locations within the Midlands. The town benefits from excellent road communications with the A43, A45, A508 and A428, all providing good access to the surrounding areas.

Ross Road is a thriving employment area at the junction of the A45 and Northampton Ring Road. The Estate enjoys rapid dual carriageway access to **the M1 at both Junctions 15A (2 miles) and J16 (4 miles)** and is readily accessible to surrounding labour. There are a host of other retail, leisure and trade outlets on the adjoining Sixfields Retails/Leisure Park and the St James Mill Road area.

Description

The premises is of steel frame construction with two storey brick-built offices to the front elevation and car parking adjoining.

Other features include:

- 4m eaves with a 6m apex
- New overclad roof recently installed
- 2 level access loading doors
- Yard space

Accommodation

	Sq Ft	Sq M
Unit 1B	21,330	1,981.61
Total	21,330	1,981.61

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





Terms

The unit is available by way of sublease at a quoting rent of £153,288 pa excl.

Rates

The current rateable value of the property is £146,250. Rates payable for the current financial year April 2026 – March 2027 equate to £70,200 approximately. Interested parties are advised to make their own enquiries.

VAT

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

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/

Services

We understand that all main 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 C-56. A certificate is available on request.

Viewing

Viewing and further information via the sole/joint agents:



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