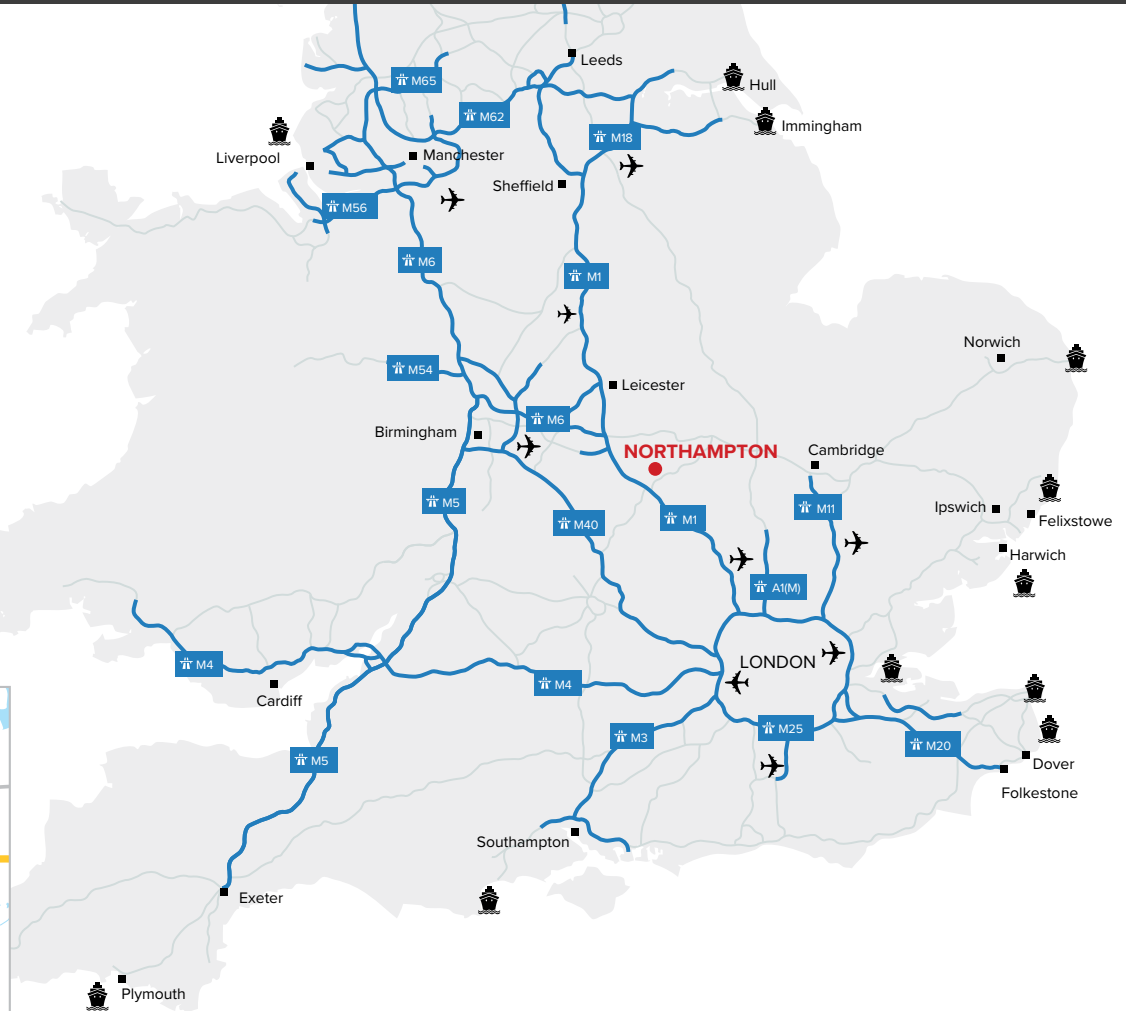
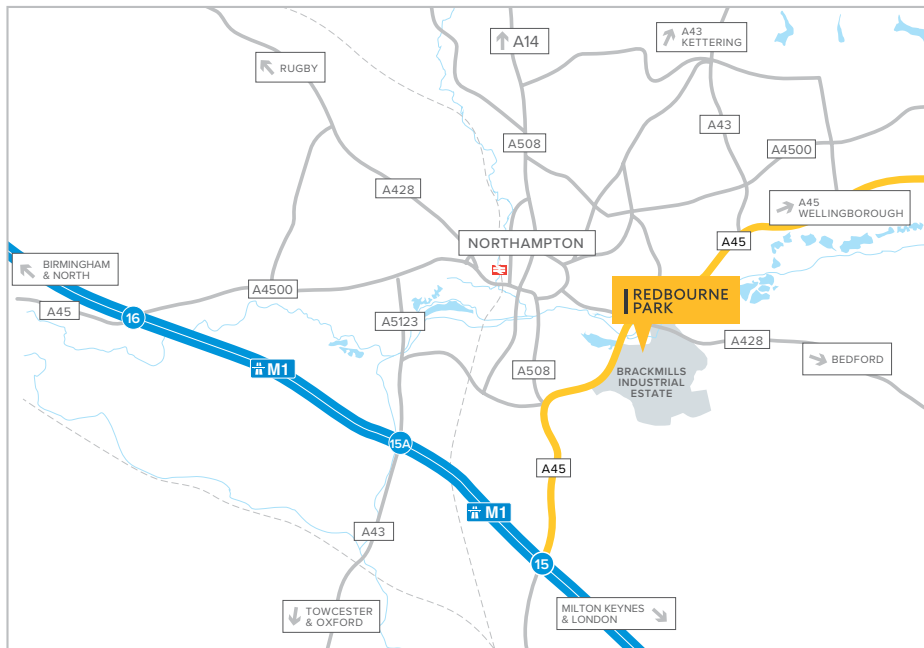


Refurbished Industrial / Warehouse Units
24,953 – 58,000 sq ft (2,318 – 5,388 sq m) **TO LET**

Location

The property is well located at Redbourne Park on Liliput Road, within the established Brackmills industrial estate providing quick access onto the A45 dual carriageway (1.3 miles) linking to the M1 Junction 15 within 4.2 miles. Northampton Town Centre is within 3.4 miles with the mainline Railway Station providing quick access to London and Birmingham in under an hour. Brackmills Industrial Estate is one of the premier industrial areas of Northampton, with industrial occupiers including CCF, Clipper Logistics, Dachser, Howdens (RDC) and Decathlon (RDC).



Access to the regions arterial and motorway network is exceptional with the following routes nearby;

A45 dual carriageway	1.3 miles
M1 Junction 15	4.2 miles
M45	20 miles
M6 Junction 1	25 miles



Estate plan



 **pattern**
UNITS 5 & 6

CCF

UNITS 3 & 4

UNIT 2

UNDER REFURBISHMENT

UNIT 1

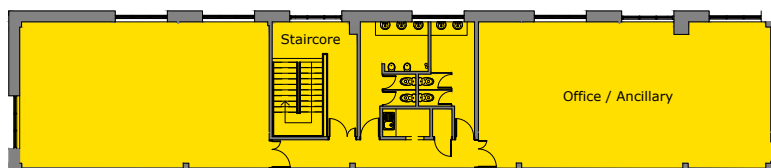
AVAILABLE NOW

UNIT 2

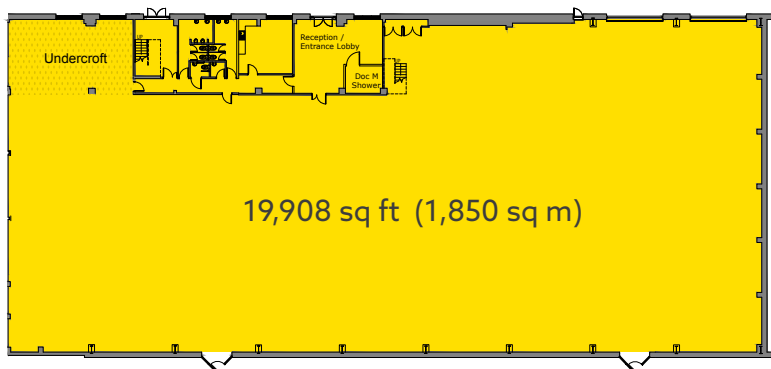
Warehouse	19,908 sq ft	1,850 sq m
Undercroft	862 sq ft	80 sq m
GF office / anc	1,712 sq ft	159 sq m
1st floor office / anc	2,471 sq ft	230 sq m
Total	24,953 sq ft	2,319 sq m

Measured on a GIA (Gross Internal Area) basis.

First Floor



Ground Floor

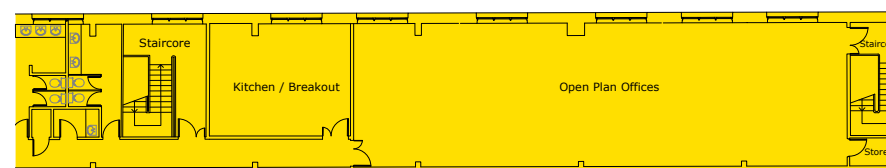


UNIT 1

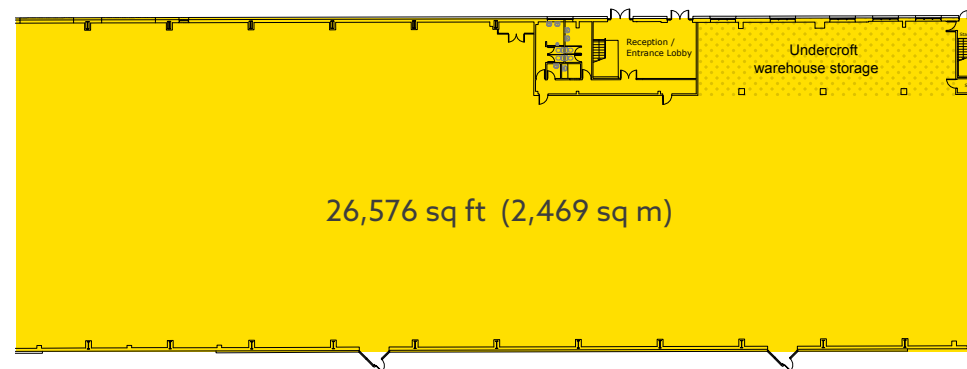
Warehouse	26,576 sq ft	2,469 sq m
Undercroft	1,732 sq ft	161 sq m
GF office / anc	1,736 sq ft	161 sq m
1st floor office / anc	3,003 sq ft	279 sq m
Total	33,047 sq ft	3,070 sq m

Measured on a GIA (Gross Internal Area) basis.

First Floor



Ground Floor





Property Information

Units 1 & 2 are two semi-detached units forming part of a wider estate that are available either on an individual or combined basis.

The units are constructed of a steel portal frame with profile steel cladding. The units each have 2 level access loading doors (4 in total). There is office and ancillary accommodation in both units at ground and first floor, with further undercroft accommodation. Externally there is a large shared gated yard with generous allocated parking.

EPC

EPC Rating: A

Roof refurbishment

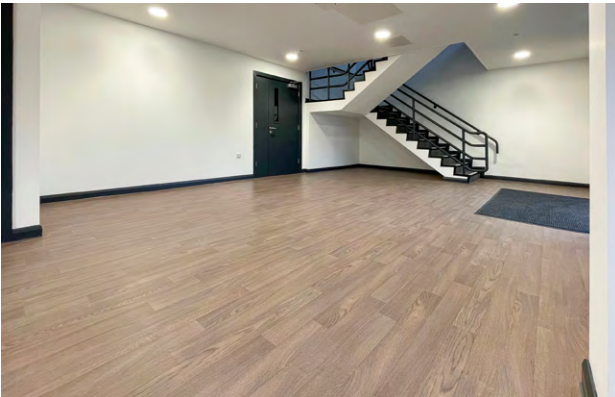
- 20 year guarantee on roof coating
- Replacement rooflights
- Lined gutters

Office Refurbishment Specification

- LED lighting 350-500 LUX
- VRF air conditioning
- Refurbished WC's
- Staff canteen / Breakout area
- Perimeter trunking small power
- New flooring throughout

Warehouse Specification

- Daylight reactive LED lighting to 350 LUX
- Clear height: 7 metres
- Factory profiled soffits & walls
- 2no roller shutters with level access





Business Rates

Unit 1 has a ratable value of £208,000 rates payable for 25/26 are estimated at £105,664.

Unit 2 has a ratable value of £189,000 rates payable for 25/26 are estimated at £96,012.

Service Charge

Available on request.

VAT

We understand that the property is elected for VAT.

Legal Costs

Both parties to pay their own legal costs.

TERMS

The units are available on a individual or combined basis by way of a new full repairing and insuring lease at the following quoting rents:

Unit 1 - £396,500 pa excl

Unit 2 - £299,500 pa excl

Units 1 & 2 combined - £695,000 pa excl

Services

All mains services are available or connected, but purchasers are advised to satisfy themselves in this regard.

Anti-Money Laundering

By law we must comply with Anti-Money Laundering regulations which require us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant.

Viewing and further information



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