



AVAILABLE MAY 2024

TO LET Industrial / Warehouse Unit
45,119 sq.ft (4,192 sq.m)

Unit 1, Kingsfield Park, Northampton, NN5 7PP

- One mile from A4500, linking directly with the M1
- Approx. 0.77 acre secure yard
- Dock and level loading door provisions
- Other occupiers on the estate include Jewsons, Topps Tiles, Screwfix, Yess Electrical, Pochin and Portakabin

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Areas (Approx. Gross Internal)		
Offices	7,572 sq.ft	(703 sq.m)
Warehouse	37,627 sq.ft	(3,496 sq.m)
Total	45,199 sq.ft	(4,199 sq.m)
Total site area	2.17 acres (approx.)	

Location - NN5 7PP

Northampton is an established industrial and logistics location strategically located on the M1 motorway in the heart of the “Golden Triangle”. Northampton is situated 66 miles north west of London and 55 miles south east of Birmingham. The town has excellent road communications with the M1 motorway all within 5 miles of the town centre. The A45 dual carriageway runs to the south of the town, providing a fast link between the M1 (J15) and the A14 at Thrapston. The Westgate Industrial Estate benefits from a strong mix of industrial, trade, automotive and retail occupiers, along with excellent access to Junctions 15a and 16 of the M1 Motorway.

Description:

The property comprises of steel portal frame construction with external elevations of facing brick and cladding above. Loading is via two ground level roller shutters and three dock level access doors. Internally the warehouse area is fitted with lighting throughout. Office/ancillary accommodation is

located at the front of the building, providing a combination of open plan and cellular accommodation. The first floor office is currently stripped out to a shell, but this could be used for storage or additional office accommodation. Externally there is a large fenced service yard. The building is suitable for industrial and trade uses.

Rent

Guide rent of £385,000 subject to lease terms and covenant

Business Rates

Rateable Value £204,000.

All parties to make their own enquiries with West Northamptonshire Council.



Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC- D82

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Anti Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.



Viewing

Strictly via prior appointment with the appointed agent



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