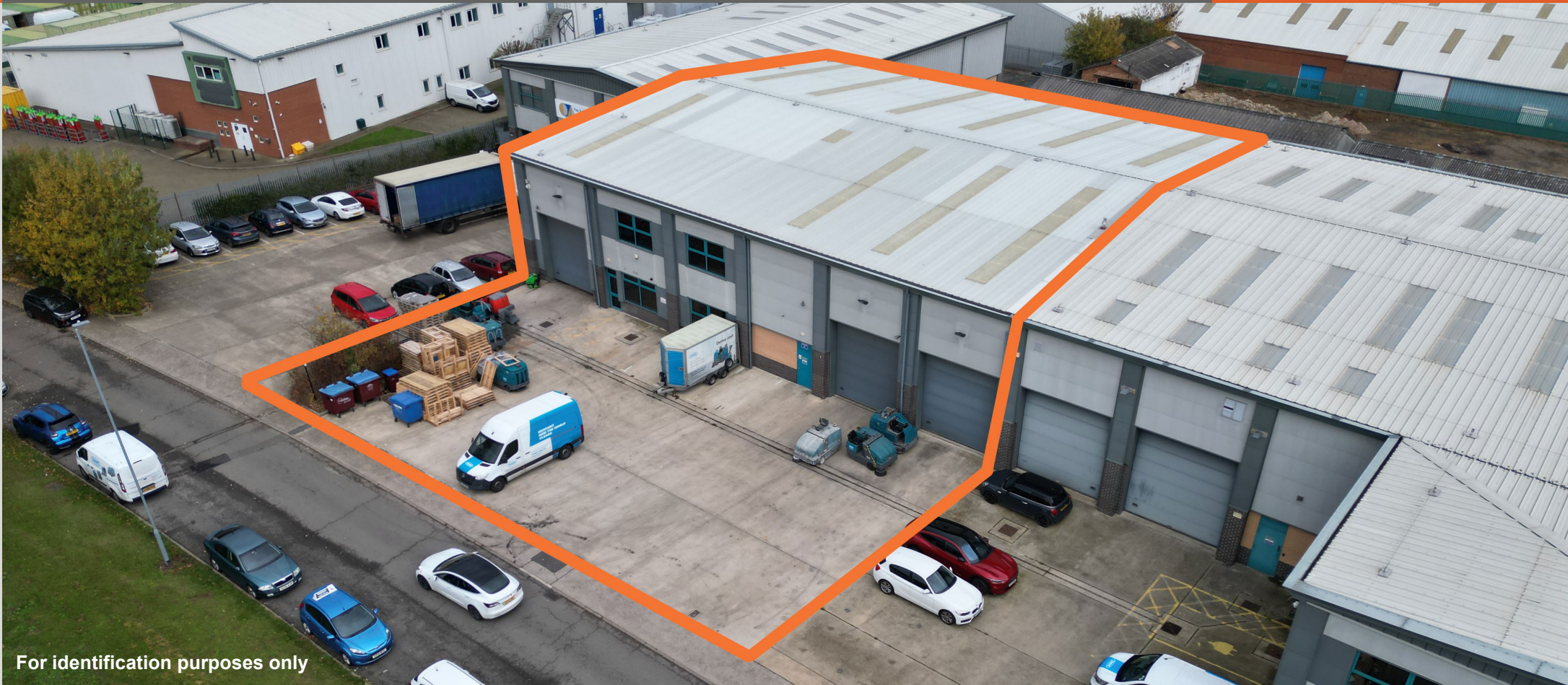


Unit 2, Gladstone Road

• Northampton • NN5 7PP

TDB
Real Estate



For identification purposes only

10,064 sq ft (935 sq m)
Industrial / Warehouse / Trade Unit

TO LET

Modern mid terrace industrial/warehouse unit with two storey internal offices

- One mile from A4500 which links directly to the M1
- 3 level access roller shutter doors
- 6.7m clear working height
- Nearby trade occupiers include Screwfix, Topps Tiles, GAP and Pochin



Location

The property is located in Northampton which is a well established industrial and logistics location being placed along the M1 motorway in the center of the “Golden Triangle”.

The unit is positioned on Gladstone Road within the Westgate Industrial Estate which benefits from a strong mix of industrial, trade, automotive and retail occupiers along with quick access to the M1 Motorway Junctions 15a and 16.

Nearby trade occupiers include Screwfix, Altrad Generation, Pochin and Radius.

Description

The Modern mid terrace industrial/warehouse unit with two storey internal offices. The property is of steel portal frame and block work construction with steel profile clad and brick side elevations and a pitched steel profile roof with translucent panels.

The warehouse benefits from 3 level access roller shutter doors, 6.7 m clear working height, lighting, kitchenette and WC facilities. The offices are set over ground and first floor and benefit from suspended ceilings, recessed lighting, suspended access floors and heating.

There is a large yard concreted yard to the front of the unit which provides excellent parking and loading provision.



Biz Space

ALTRAD

THE WHEEL DEAL
NORTHAMPTON

PARISH JOINERY LTD

LASER ZONE

JDP
Nature's Network

Brewers DECORATOR CENTRES

Pump Gyms

radius

SCREWFIX

ALERT SELF-STORAGE

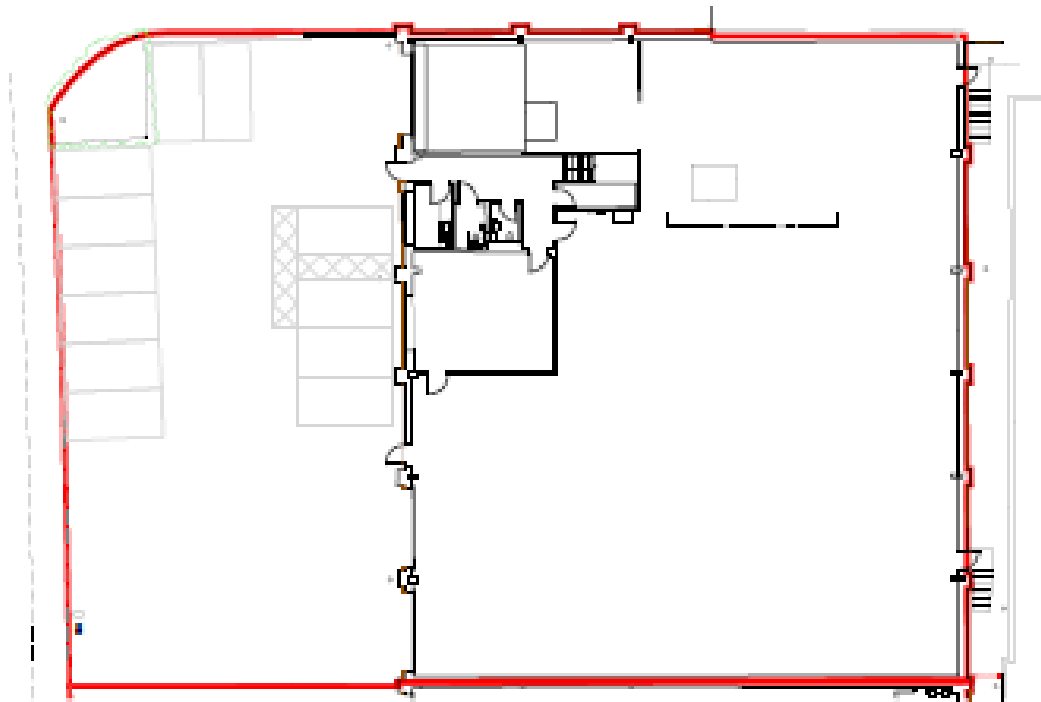
pochin
Plumbing & heating

Para Tech Coating
UK Limited

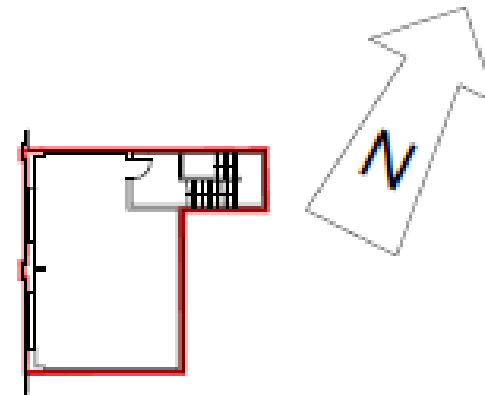
Bedford Battery
Co Ltd

P&B
www.pnbak.com

IN Windows
LOVE YOUR HOME



GROUND FLOOR PLAN
1:500 @ A4



FIRST FLOOR PLAN
1:500 @ A4

Accommodation

	Sq Ft	Sq M
Warehouse	8,151.72	757.32
Ground Floor Office	987.05	91.70
First Floor Office	925.27	85.96
Total	10,064	934.98



Terms

The unit is available by way of a new full repairing and insuring lease at a quoting rent of £120,000 pa excl.

Rates

The rates are to be reassessed. Interested parties are advised to make their own enquiries by contacting the Local Authority.

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 mains electric and water will be 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

EPC Rating - B:41

Viewing

Viewing and further information via the sole agents:



Oliver Thompson

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07838 191054

Harrison Dakin

harrison@tdbre.co.uk