



# For Sale

## Jackdaw Close, Northampton, NN3 9UD

Vacant Open Storage Land extending to 1.41 acres (0.57ha)

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## Location

The subject property is located to the East of Northampton city centre, within an established industrial park. The property is situated just off the A45 which provides direct access to J15 of the M1 7 miles distant, providing nationwide access to the UK road network, like the M6 and M25.

The property is well located to the wider East Midlands and Bedfordshire area. With locations such as Northampton (5 miles), Rugby (29 miles), Leicester (46 miles), Birmingham (60 miles), and Central London (71 miles).

## Accommodation

Area	Sq M	Sq Ft
Office building	81.51	872
Welfare building	44.90	483
<b>TOTAL</b>	<b>126.41</b>	<b>1,355</b>

<b>Total Site Area</b>	<b>0.57 Hectares</b>	<b>1.41 Acres</b>
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## Description

The site was previously used for as a vehicle depot and for the storage of empty waste containers.

### External area

The external area is fully secure & lit, with a full perimeter fence, gated entrance & CCTV in operation.

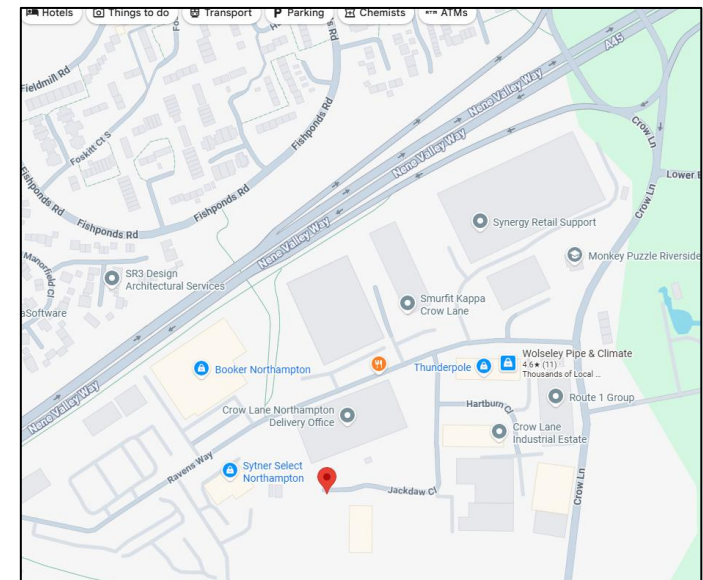
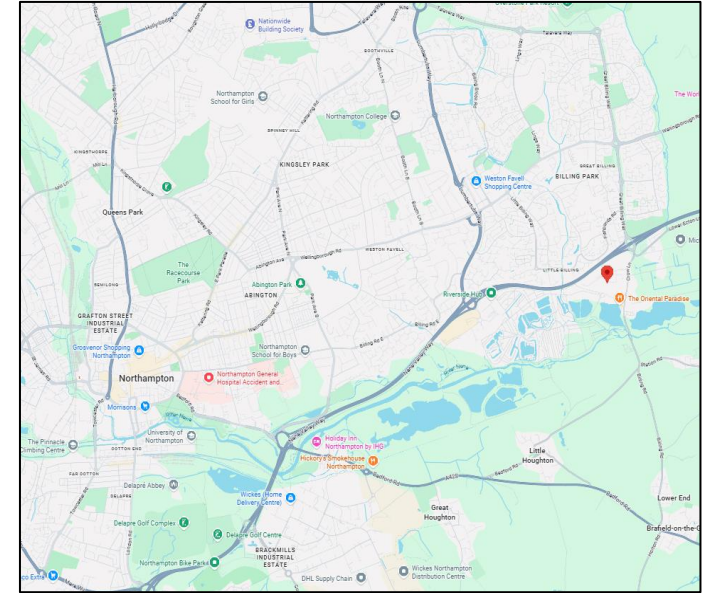
The majority of the site's surface consists of a concrete surface and part block paving. There is a smaller section consisting of a loose stone/gravel to the Northeast side of the site. Parking for the site is situated on the block paving and includes 2 EV charging spaces.

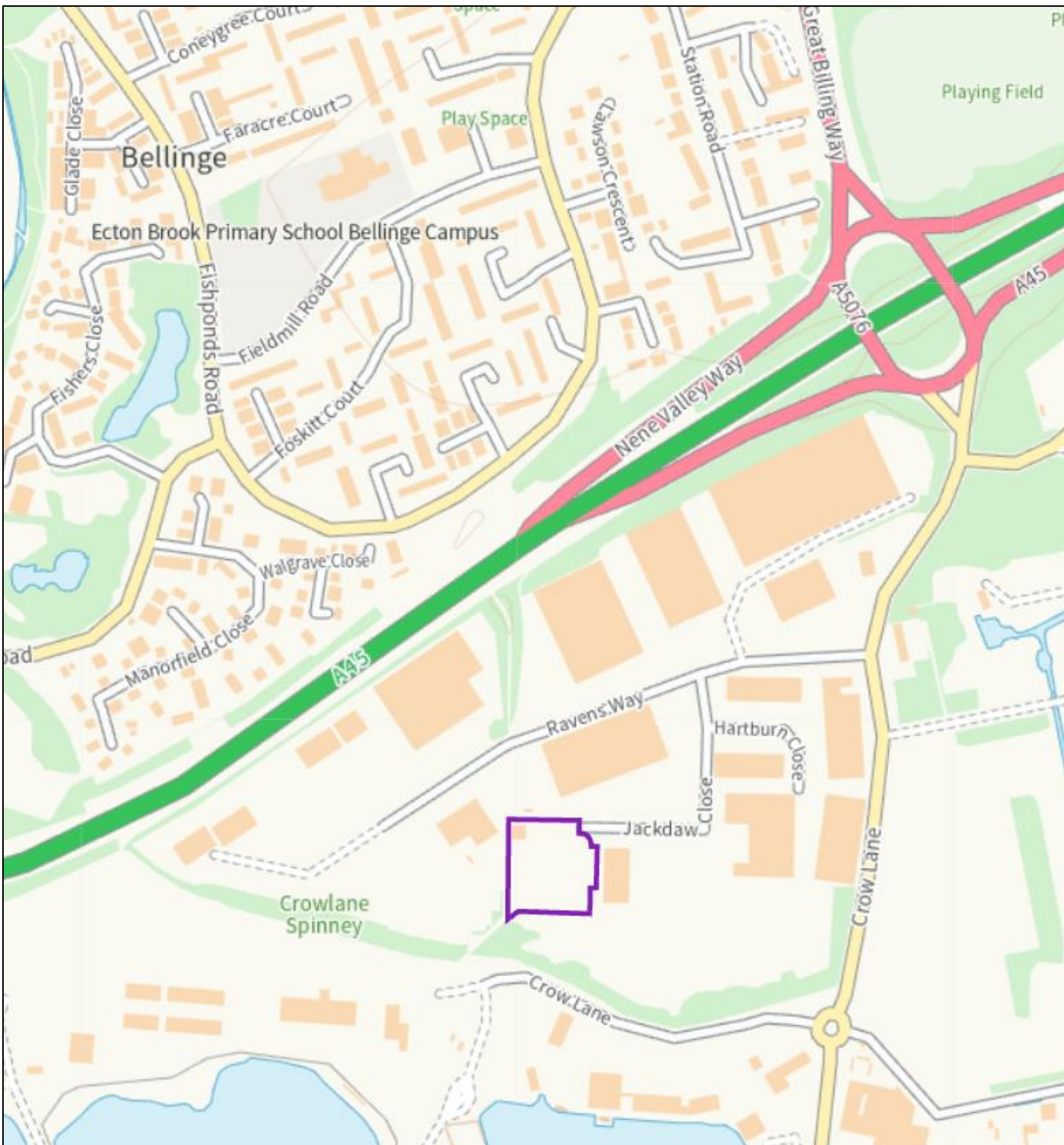
### Offices

There are two modular office & welfare structures on the Northwest corner of the site.

The larger unit extends to 872 sq ft and is currently used for the offices, with an open plan office arrangement, smaller compartmental offices / meeting rooms, kitchenette and toilets.

The smaller unit extends to 483 sq ft and is currently used as a driver's welfare unit with changing and locker facilities, with a toilet and kitchen area to the back of the unit.





### **Tenure / Terms**

The property is held freehold. Both conditional and unconditional offers will be considered.

The guide price is available upon application.

### **Rateable Value**

We understand the property has a current Rateable Value of £26,220.

Interested parties should make their own inquiries with the local authority for further details.

### **Planning**

We believe the property currently benefits from a Class B8 consent however no formal investigations have been carried out. Interested parties should make their own inquiries with the local authority for further details

### **Services**

We understand this property has connections to all the usual mains services. Interested parties should make their own inquiries with the local authority for further details.

### **VAT**

We understand the property is elected for VAT.

### **Legal Costs**

Each party to be responsible for their own legal costs in the transaction.

### **Data Room**

Access to the Data Room holding any additional documentation can be requested from the agents



# To find out more, please contact

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