



Whitworth Chambers
George Row
Northampton, NN1 1DF
enquiries@hadlands.co.uk

Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET

WAREHOUSE/PRODUCTION UNIT



**UNIT A, PENTAGON PARK
BARN WAY
LODGE FARM
NORTHAMPTON, NN5 7UW**

- HIGHLY SECURE MODERN UNIT WITH CCTV AND STRONG ROOM
- 4,128 SQ FT END TERRACE UNIT INC 953 SQ FT FIRST FLOOR OFFICE/STORES
- 7.5M INTERNAL HEIGHT TO WAREHOUSE / PRODUCTION AREA
- INCLUDES FULLY FITTED HIGH QUALITY OFFICE ACCOMODATION
- ON SITE PARKING

**AVAILABLE TO LET ON A NEW LEASE AT INITIAL RENTAL
OF £39,000 PER ANNUM EXCLUSIVE**

LOCATION

Pentagon Park is located on the Lodge Farm Industrial Estate adjacent to the A428 Harlestone Road, which provides easy access to Junction 16 on the M1 motorway via the A45 dual carriageway as well as Junctions 15 and 15a via the A43 dual carriageway. Other occupiers on the estate include the headquarters of Travis Perkins, and C Butt. as well as Norbert Dentressangle.

MAP



DESCRIPTION

A modern end of terrace industrial unit of 3175 sq ft (294.95 sq m) gross internal area plus first floor mezzanine office/storage of 953 sq ft (88.5 sq m).

The high bay warehousing (6.0 m high to underside of haunch rising to 7.5m), has received a substantial two storey office fit out. Whilst purpose-built for the previous business it will potentially be of interest to other operations and can be adapted to suit the needs of the new occupier. The ground floor of the property now incorporates reception, meeting room, main office, kitchen WC facilities, comms room, strong room and store cupboard. There is a 4 m x 5.5 m high sectional loading door serving the warehouse.

A mezzanine first floor provides fitted offices with air-conditioning, plus an open mezzanine with fork-lift access gate for light production, storage or overspill offices).

The high quality fit out has included significant security features including CCTV monitoring, intruder alarms and strong room. This, in combination with the site security afforded by the monitored entry gate and fencing makes the site particularly attractive to companies with high-value stock.

Externally the property benefits from dedicated car parking at the front for 5 cars and is adjacent to one of the scheme's visitor parking area which scheme occupiers are able to utilise to a maximum of 12 additional spaces.

We understand that all mains services including mains gas, electricity, water and mains drainage are connected to the property. None of the services have been tested and prospective occupiers are advised to have these checked by their own specialists.

TERMS

The property is available to let by way of a new full repairing and insuring lease at an initial rental of £39,000 per annum exclusive.

There is a service charge which covers the cost of maintaining external common parts of the development and site security within this gated development (presently approximately £600 per quarter).

ACCOMMODATION

	SQ FT	SQ M
Ground floor warehouse, office and ancillary:	3,175	294.95
First floor office:	433	40.26
Open mezzanine office/storage:	533	49.50
Total	4,128	383.50

RATES

Rateable Value: £ 17,000 Rates Payable 2021/2022: £ 8704

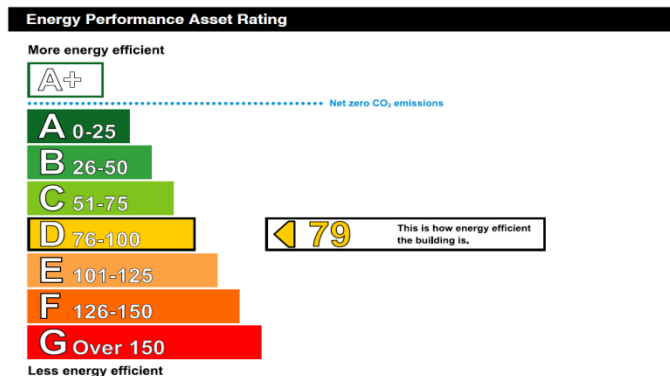
The 2021/22 Uniform Business Rate is 51.2 pence in the pound. The Rates Payable figure is an estimate. It does not take into account any small business rates relief. It is important that interested parties verify this information with West Northants Rating Department.

VAT

Figures quoted are subject to VAT unless otherwise stated.

EPC

A full copy of the EPC report is available upon request.



VIEWING

Strictly by appointment through the Agents:

Contact: Peter Castle



Tel: 01604 639657

pjc@hadlands.co.uk

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.

Main Area (Panorama View)



First Floor Storage/Production





First Floor Office



Ground Floor Office and Kitchen

