

WESTGATE 8

WESTGATE INDUSTRIAL ESTATE | NORTHAMPTON | NN5 5DL

Modern Cross-loading Warehouse Unit

TO LET

Immediately Available

55,872 sq ft (5,191 sq m)



3 dock / 2 ground level loading doors



Through load facility



Eaves height 7.8m



2.8 miles from M1 J15A



Racking available

Quality industrial/warehouse unit in a strategic location



LOCATION

Westgate 8 is located on Westgate Industrial Estate, 2 miles west of Northampton Town Centre, with easy access to the M1 at Junction 15A via the ring road and Junction 16 via the A4500 dual carriageway.

Northampton is a 'Golden Triangle' location. Numerous local facilities are nearby at Sixfields Leisure Park as well as major industrial/warehouse occupiers.

DESCRIPTION

Westgate 8 is a modern, detached, cross-loaded unit which has been substantially refurbished to the following specification:

- Steel portal frame construction
- Full height profile metal sheet cladding
- Internal blockwork walls to half height
- Two bay warehouse
- Eaves height 7.8m (25.5ft) approx.
- Apex height 12m (39ft) approx.
- Lighting
- Through load facility
- Three dock level access doors to the front
- Two ground level access doors to the rear
- Two storey offices attached to the front of the building
- Front & rear concrete surfaced loading yards
- 71 parking spaces in total

LEASE

The accommodation is available to let by way of a new lease on terms to be agreed.

RENT

Quoting rent of £670,000 per annum.

SERVICES

The unit benefits from all main services.

BUSINESS RATES

The property has a rateable value of £385,000. Interested parties are advised to make their own enquiries by contacting the Local Authority.

EPC

TBC

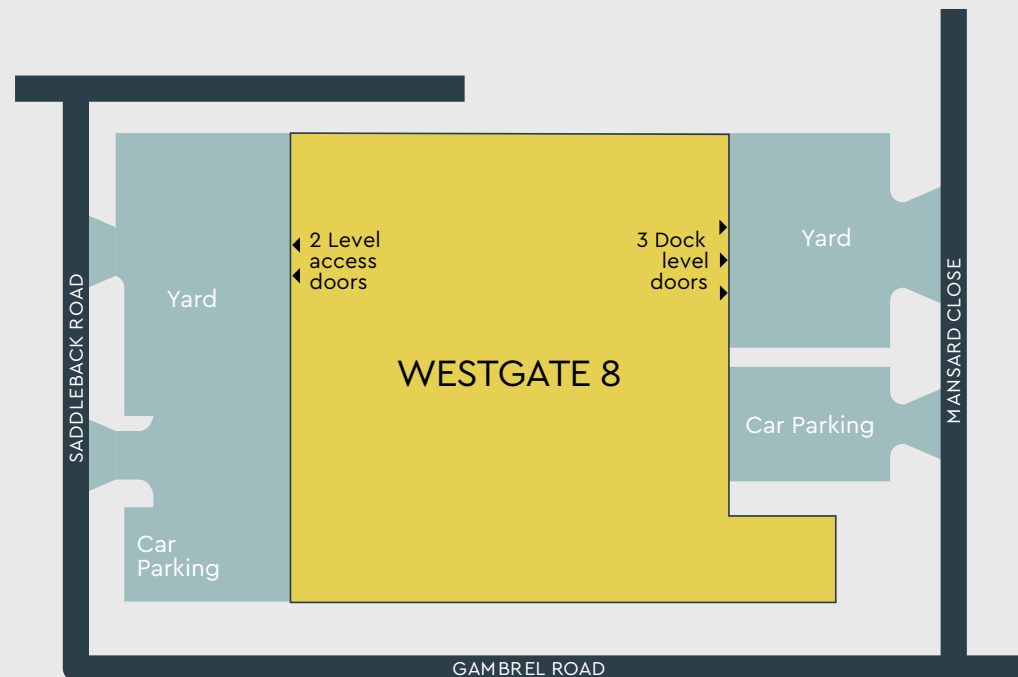
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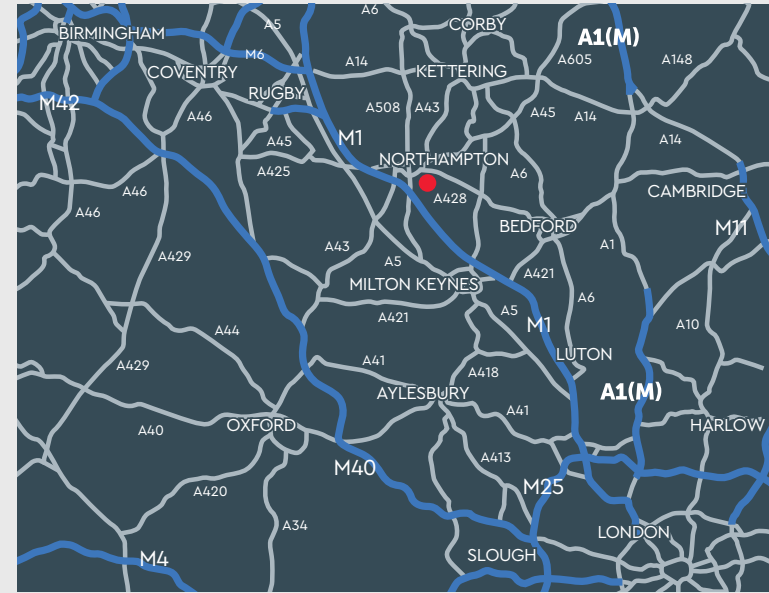
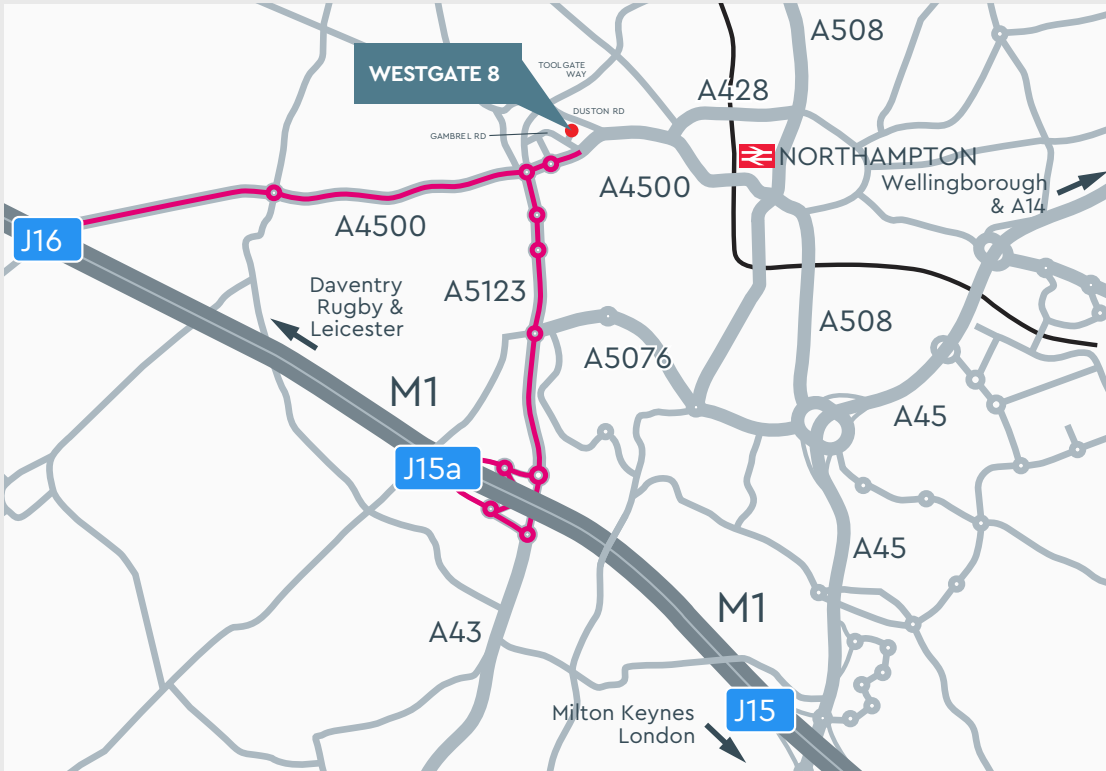
All figures quoted are exclusive of VAT at the prevailing rate where applicable.



Accommodation	Sq ft	Sq m
Warehouse	50,084	4,693
Offices GF	2,894	269
Offices FF	2,894	269
Total (GIA)	55,872	5,191

Site area of approximately 1 hectare (2.47 acres)





KEY DISTANCES			
Destination	Miles	Destination	Miles
Birmingham	52	A5	6.3
London	69	M45	13
M1 Jct 16	3.9	M6 Jct 1	18.5
M1 Jct 15A	2.6	A14 Jct 2	13
A45	3.2		

What3Words: ///rams.study.needed
Sat Nav: NN5 5DL

On behalf of:

PALOMA
CAPITAL

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