

Lambert
Smith
Hampton

Gladstone Road

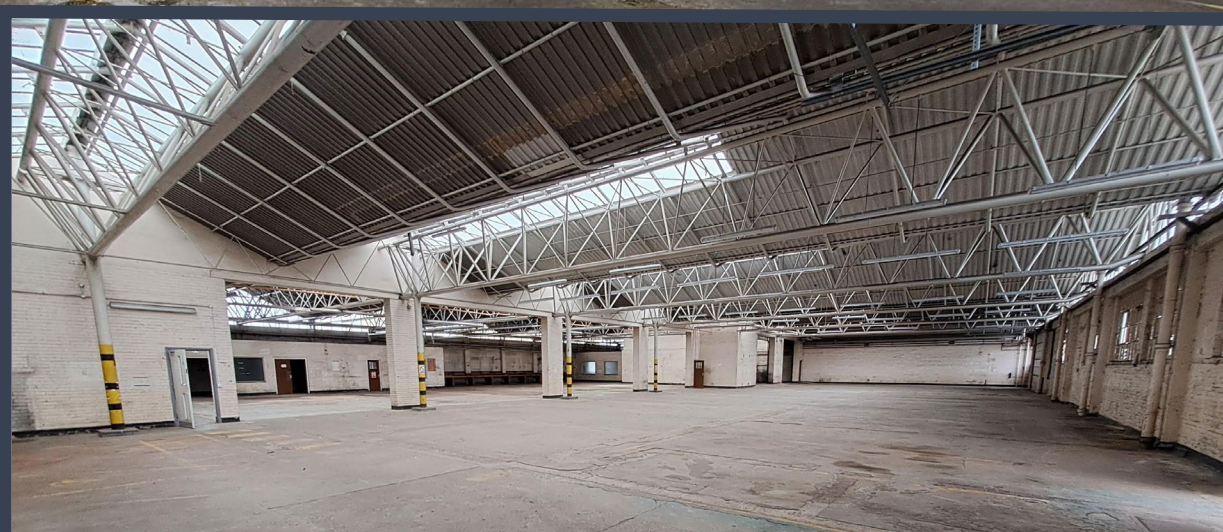
| Northampton | NN5 7QF |

TO LET

/// famous.jumpy.demand

Key features

- ✓ 20,153 sq. ft (1,872.27 sq m) GIA
- ✓ Additional storage / workshop area of 4,547 sq. ft (422.40 sq m) GIA available if required
- ✓ Total site area of 0.908 acres
- ✓ Gated secure yard providing excellent parking and external storage provisions
- ✓ 4.5m clear internal eaves height
- ✓ 2 level access loading doors



Industrial / Workshop Unit – To Be Refurbished

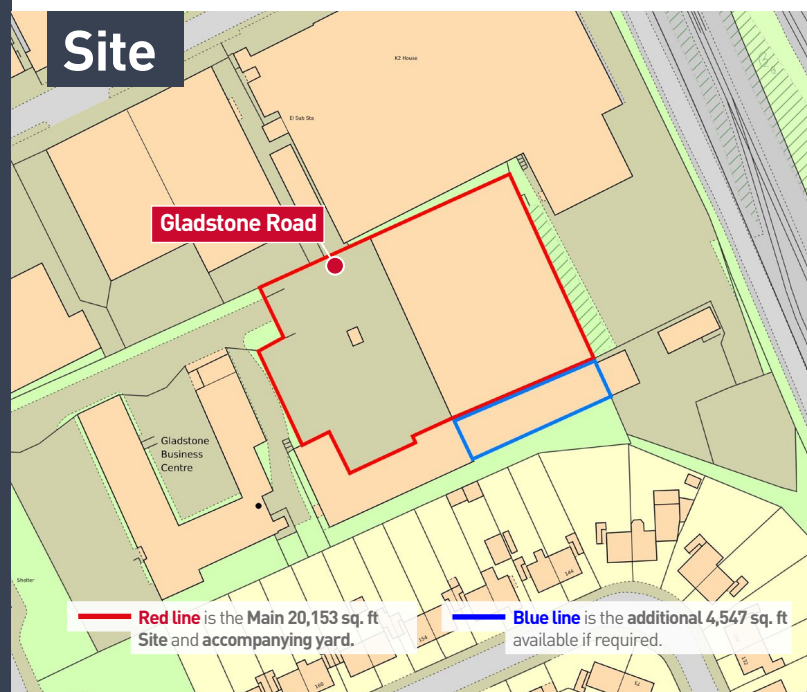
Description

The premises comprise an industrial unit of brick-built construction beneath a multi-pitched truss roof, finished with corrugated roof sheets. Situated on a secure gated site, the property provides 20,153 sq. ft of industrial / workshop space with ground floor office / ancillary accommodation that is due to undergo works shortly. The unit itself benefits from all main services, including gas, water, and 3-phase electricity. Externally, there is a secure, surfaced yard area providing ample parking / external storage provisions.

Specification

- ✓ 2 up and over level access doors
- ✓ 4.5m clear working height
- ✓ LED lighting
- ✓ Ground floor office accommodation
- ✓ WC and kitchenette facilities
- ✓ Main services including gas, water and electricity
- ✓ 0.426 acre secure yard

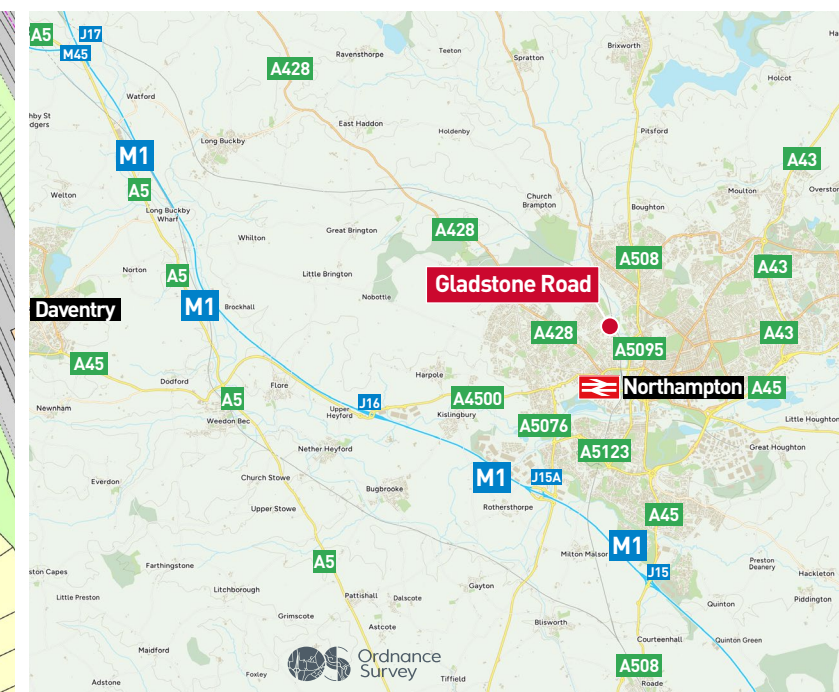
/// famous.jumpy.demand

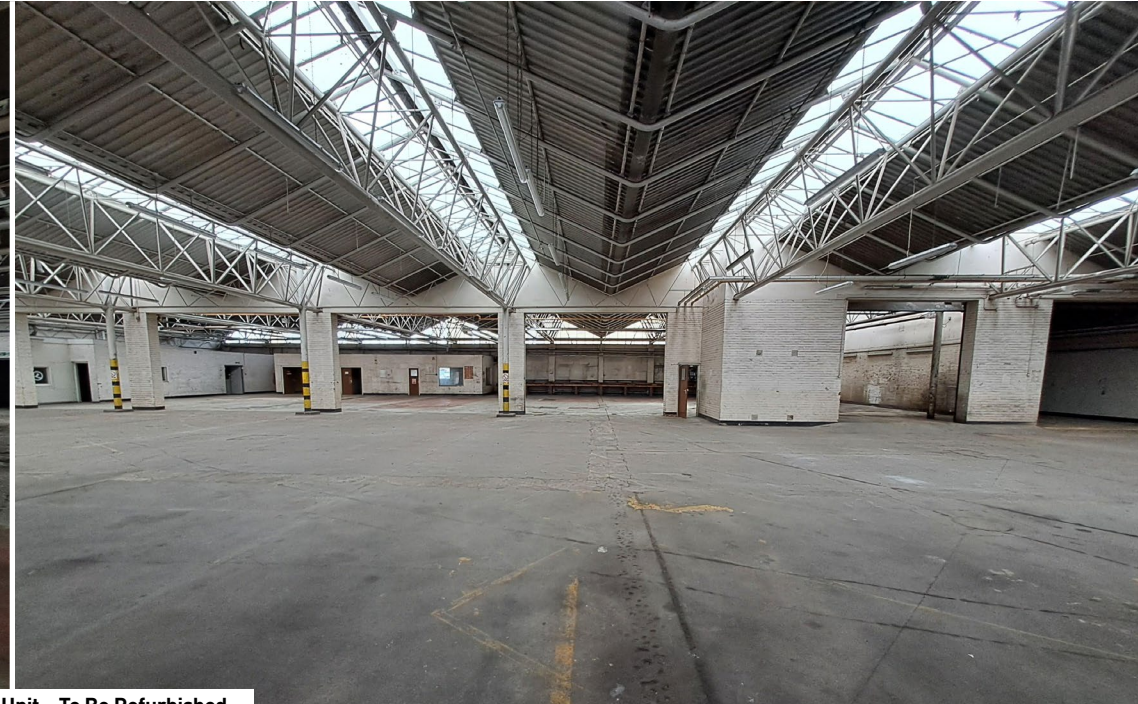


Location

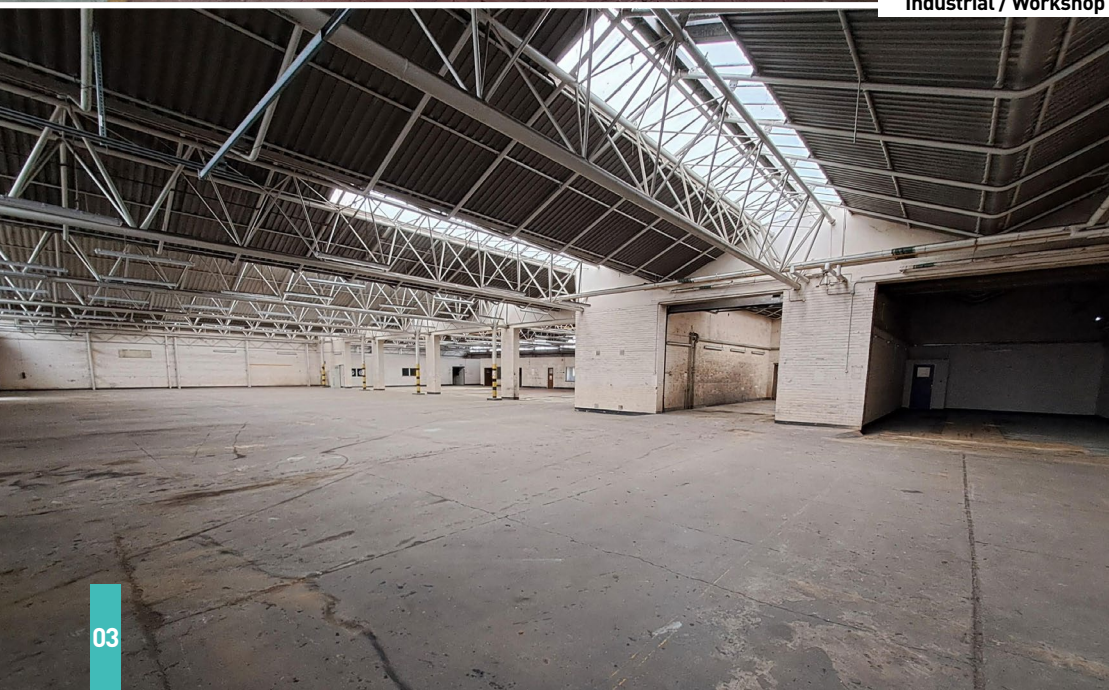
Accessed via Heathfield Way just off the Gladstone Road, the site is around 2 miles northwest of Northampton Town Centre. Surrounding occupiers include Screwfix, Brewers, Topps Tiles and Carlsberg.

The nearby A4500 and A5076 provide convenient access to the M1, with J15a (4.4 miles away) and J16 (5.6 miles away) in close proximity. This also provides the site with excellent access to wider road network, including links to the M45, A45, and A5.





Industrial / Workshop Unit - To Be Refurbished





Viewing and Further Information

Please reach out to the sole agents Lambert Smith Hampton for further details or to arrange an inspection:

Peter Edwards

M: 07354 846 001

E: pedwards@lsh.co.uk

Louis Day

M: 07708 479 451

E: lday@lsh.co.uk

**Lambert
Smith
Hampton**

lsh.co.uk

Lambert Smith Hampton

Interchange Place,
Edmund Street
Birmingham, B3 2TA

Office: 0121 2362066



Accommodation

The units comprise the following approximate Gross Internal Areas:

Area (GIA)	Sq ft	Sq m
Warehouse	17,861	1,659.34
Office / Stores	1,606	149.20
Welfare Area	686	63.73
Total (GIA)	20,153	1,872.27

Legal costs

Each party is to be responsible for their own legal costs.

Tenure

The unit is available by way of leasehold on a new full repairing and insuring lease with terms to be agreed.

VAT

We are advised the Property is elected for VAT, as such all prices, premiums and rents etc. are quoted exclusive of VAT and will be applicable at the prevailing rate.

Business Rates

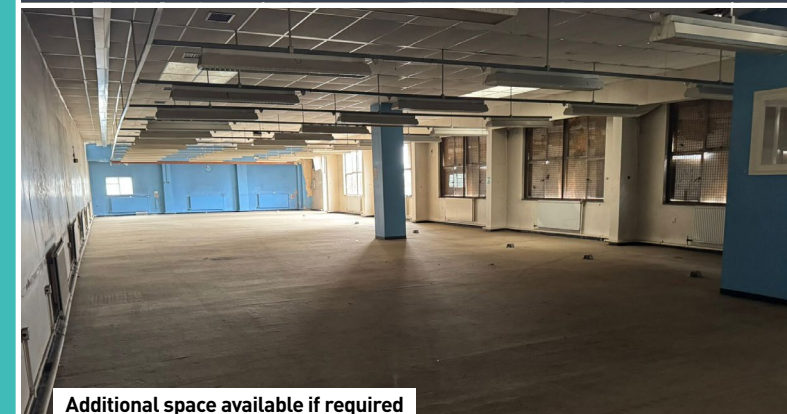
We advise interested parties to make their own enquiries with the local authority regarding the rateable values applicable to the premises.

EPC

The EPC Rating for the property is **D (99)**.

Rent

Available upon application.



Additional space available if required