

# Crow Lane, Northampton NN3 9UE



**A Site for New Industrial Warehouse Units or Open Storage Uses** (subject to planning permission)

**All Occupier Interested Invited**

**AVAILABLE FREEHOLD OR LEASEHOLD**

- Total site area 6.7 acres approx
- Buildings from circa 10,000 sq ft up to 100,000 sq ft
- Open storage uses considered (with or without buildings)
- Situated near to the A45 – providing direct dual carriageway access to the M1 - J15 (approx 15min) and the A14 (approx 25min)
- Variety of restaurants/convenience and filling station amenities nearby



## Location

The site is located on the Crow Lane Industrial Estate, being situated approx 3 miles east of the town centre.

Crow Lane is known for its strategic location sharing quick access to the M1 at Junction 15 via the A45 dual carriageway, to the South and the A14 to the East and North.

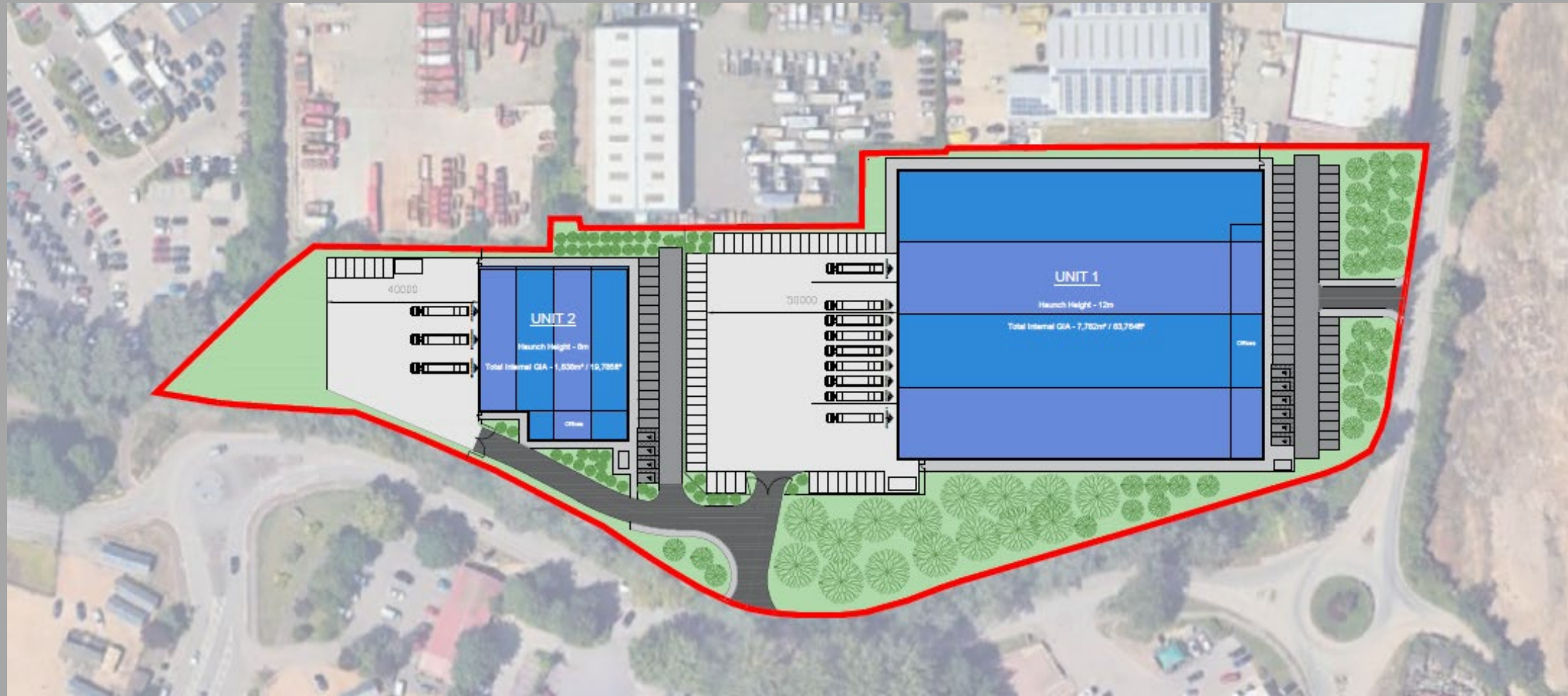
Crow Lane offers excellent access to the town's large residential conurbations and the eastern district, which provides an established labour supply.

## Description

A development site offering the opportunities to provide bespoke design and build accommodation for occupiers (subject to planning permission) comprising industrial/warehouse units, to occupier's exact size and specification requirements.

Alternatively, the site is suitable for open storage uses or smaller buildings with a large open storage requirement.

Indicative Layout For Information Purposes Only





## Terms

Terms on a freehold or leasehold basis are available

## Rates

Business rates/rateable values will be assessed on completion

## VAT

The incoming tenant/purchased 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/](http://www.tdbre.co.uk/antimoneylaundering/)

## Services

We understand that all mains services, including electricity, water and mains drainage are connected or available. Gas may also be available

## Legal Costs

Each party to pay their own legal costs in relation to any transaction.

## EPC

To be confirmed.

## Viewing

Further information via the sole agents:



**01604 60 40 20**

**Chris Drummond**

[Chris@tdbre.co.uk](mailto:Chris@tdbre.co.uk)

07976 156 457