



BRACKMILLS GATEWAY

UNIT 5 WEDDELL WAY

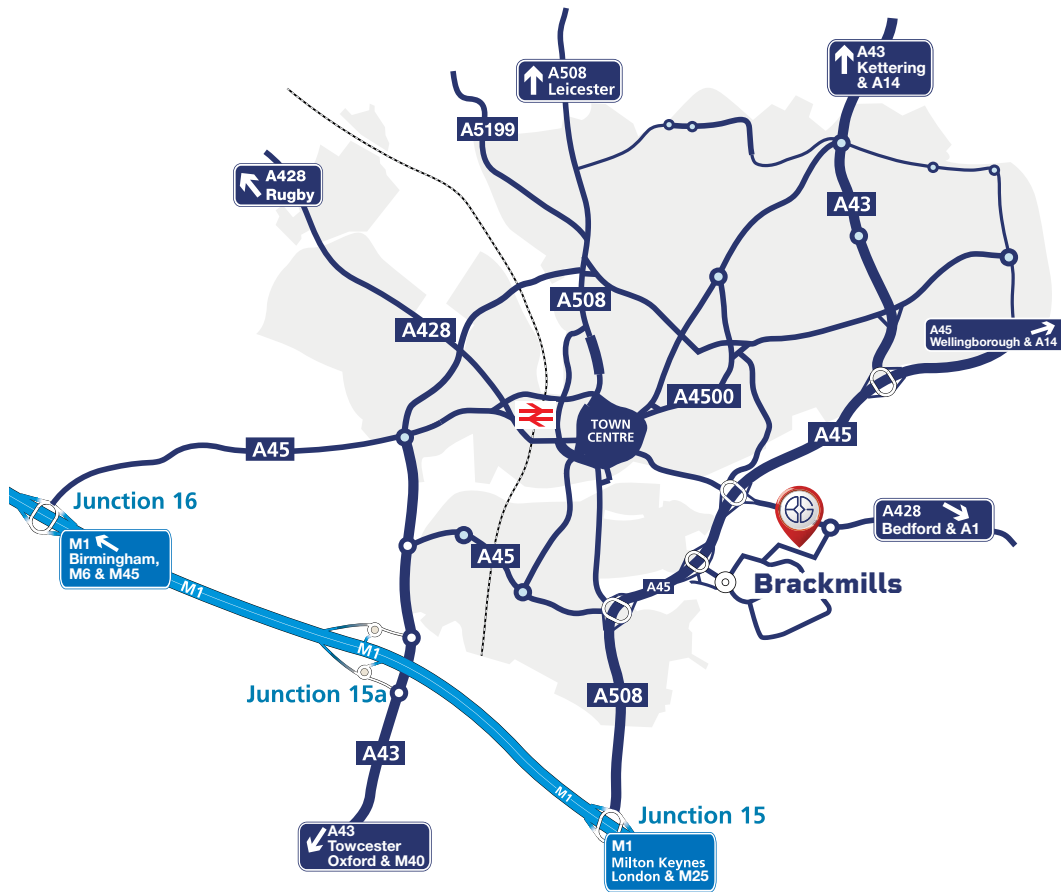
BRACKMILLS | NORTHAMPTON | NN4 7HR

**FULLY REFURBISHED
AVAILABLE NOW**



DETACHED MODERN INDUSTRIAL UNIT TO LET 13,026 SQ FT (1,210 SQ M)

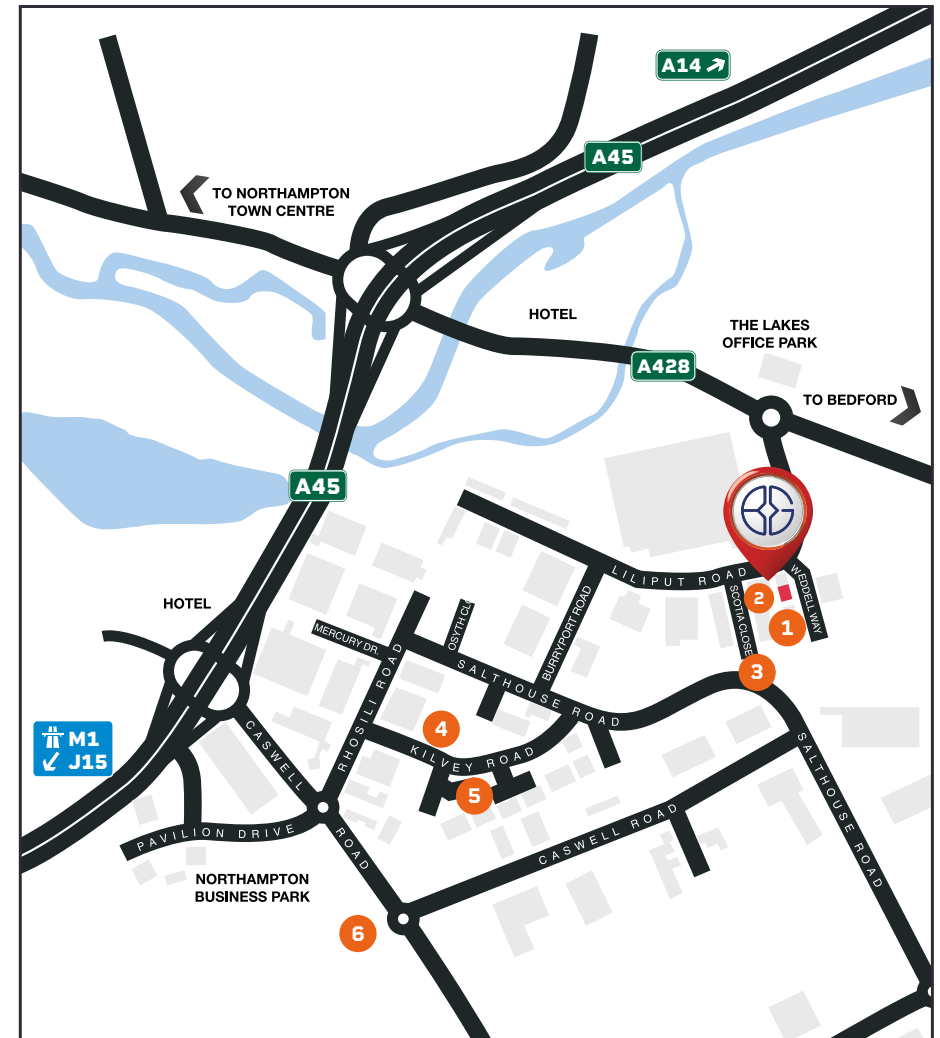
2 X ROLLER SHUTTER DOORS (SECOND ONE TO BE INSTALLED) • LARGE YARD WITH AMPLE PARKING • M1 J15 4 MILES



LOCATION

Brackmills Gateway is located off Liliput Road on the Brackmills Industrial Estate, providing direct access to the A45 which links to the M1 at Junction 15 (approximately 4 miles).

Northampton railway station is located approximately 2 miles away and provides direct services to London Euston and Birmingham New Street with a journey time of approximately 1 hour.



- | | | | | |
|--|---|-----------------------------|-------------------------------|-------------------------------|
| 1 garrard waters
simply flooring | 2 ERIKS
UK & Ireland | 3 Europcar | 4 JEWSON | 5 AUTOGLASS |
| 6 SCREWFIX | EASY BATHROOMS
SIMPLY LUXURIOUS | National Windscreens | Dulux DECORATOR CENTRE | HOWDENS
JOINERY CO. |



DESCRIPTION

Brackmills Gateway is a well-maintained, high-profile estate which has benefited from a phased refurbishment program.

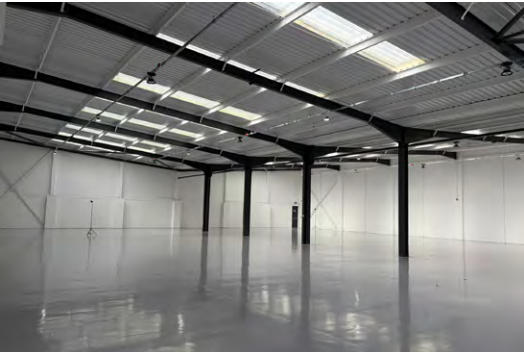
Unit 5 is of steel portal frame construction under a pitched roof incorporating natural light panels. External elevations are of brick construction with profile insulated cladding above.

The unit has now undergone a comprehensive refurbishment and is ready for immediate occupation.

The refurbishment includes:

- A new roof with a 20-year warranty
- Two new insulated sectional up and over loading doors
- Fully refurbished offices with new LED lighting
- Fully refurbished WC facilities
- New LED lighting throughout the warehouse
- A gated fence secure yards

Unit	GIA Sq Ft	GIA Sq M	Rent (£ pa)	Rateable Value	Rates Payable	EPC
Unit 5 Weddell Way	13,026	1,214	£145,000	£86,000	£41,280	TBC





SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available. However interested parties are advised to check availability with the relevant utility companies.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEASE TERMS

The unit is available on a new full repairing and insuring lease at a quoting rent of £145,000.

ANTI-MONEY LAUNDERING (AML)

By law we must comply with Anti-Money Laundering regulations which require us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly via the joint sole agents:



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