

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



Fully racked
(4,897 pallet
locations)

Quality industrial/warehouse unit in a strategic location



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View on Google Maps

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
- Currently fully racked offering 4,897 UK pallet locations. (Racking can be removed if not required).
- 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

VAT

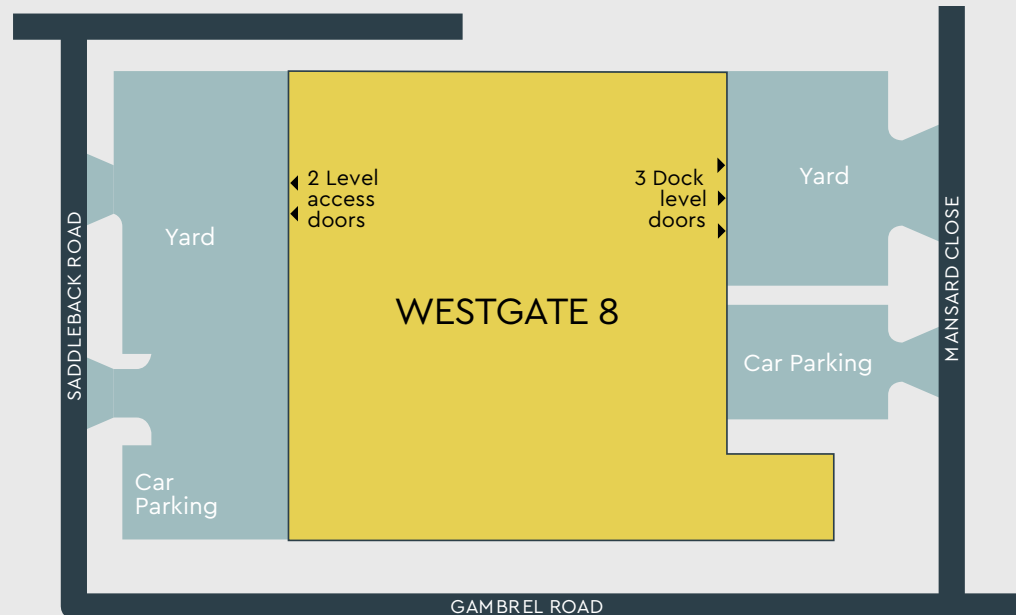
All figures quoted are exclusive of VAT at the prevailing rate where applicable.

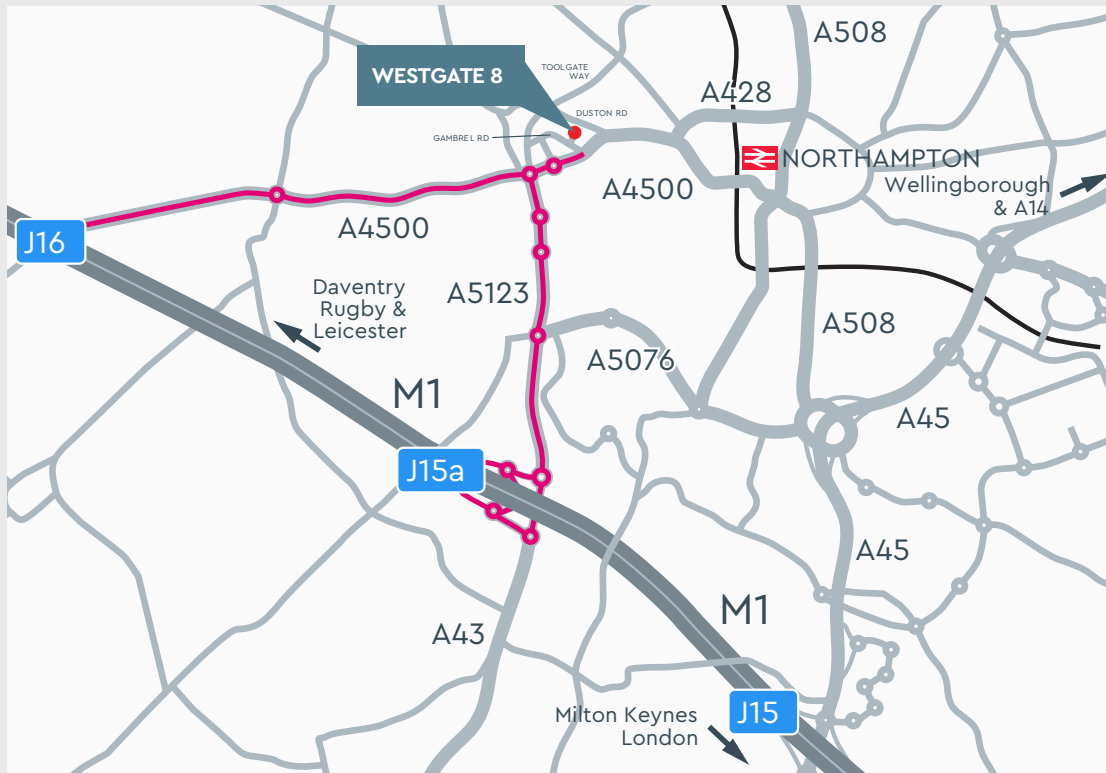
Accommodation	Sq ft	Sq m
Warehouse	50,084	4,693
Offices GF	2,894	269
Offices FF	2,894	269
Total (GIA)	55,872	5,191

Site area of approximately 1 hectare (2.47 acres)



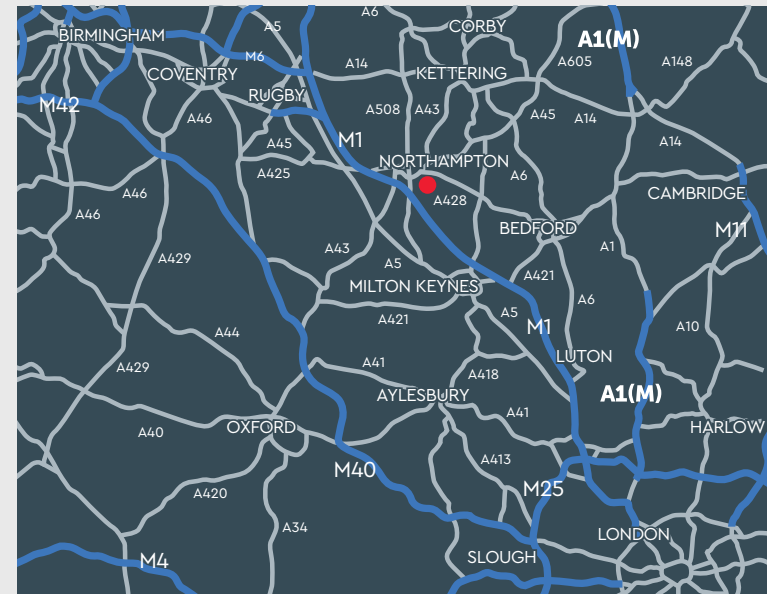
[Click here for floor and racking plans](#)





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Sat Nav: NN5 5DL



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		

On behalf of:

PALOMA
CAPITAL

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