

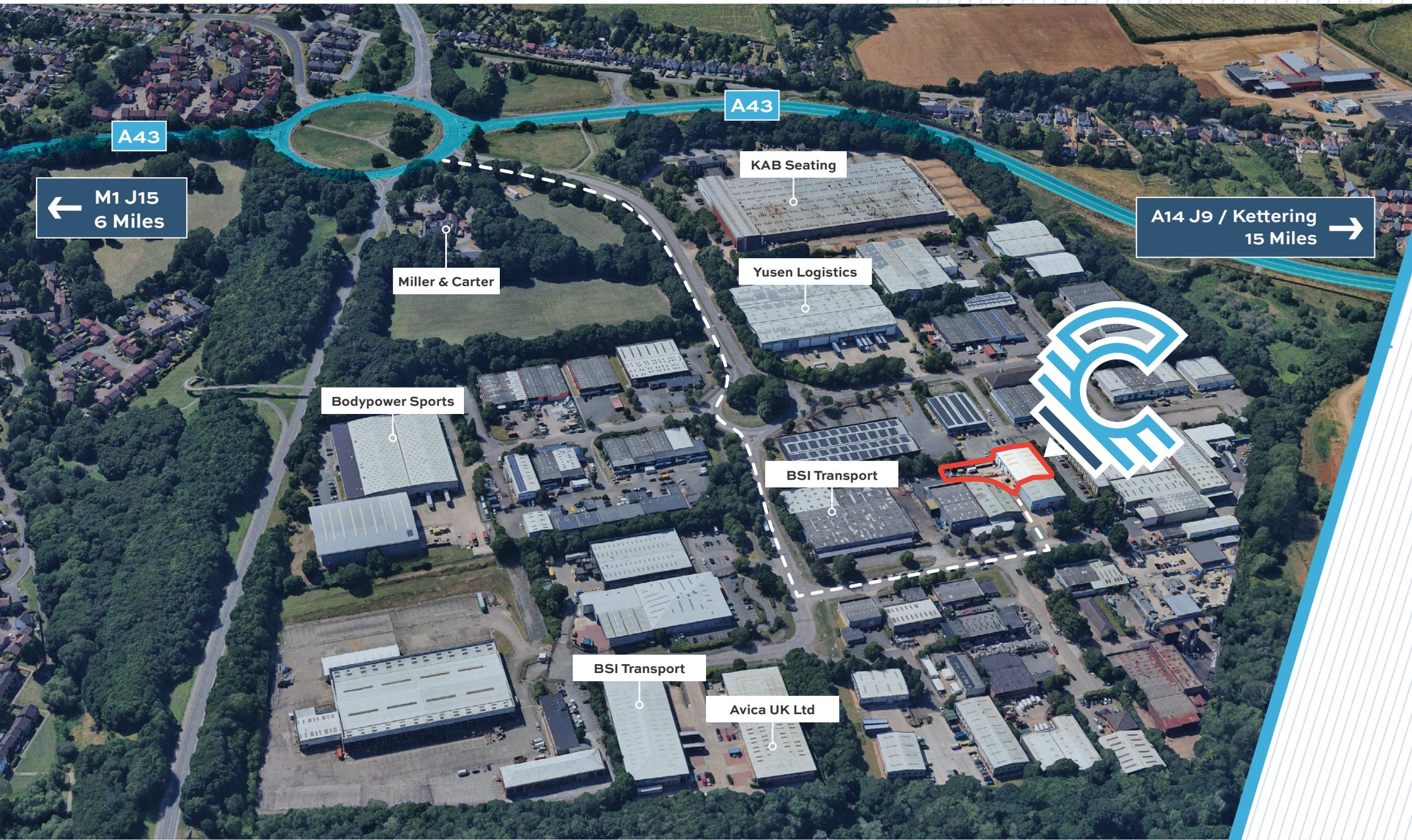


CROFTON OAK

NORTH PORTWAY CLOSE | ROUND SPINNEY | NORTHAMPTON | NN3 8RQ



FOR SALE / MAY LET



A43

A43

← M1 J15
6 Miles

A14 J9 / Kettering
15 Miles →

Miller & Carter

KAB Seating

Yusen Logistics

Bodypower Sports

BSI Transport

BSI Transport

Avica UK Ltd





LOCATION

The property is located on North Portway Close within Round Spinney Industrial Estate, one of Northampton's principal employment areas.

Round Spinney lies approximately 3 miles north-east of Northampton town centre. The estate benefits from dual carriageway access to Junction 15 of the M1 (6 miles) via the A43. Heading north, the A43 provides single carriageway access to the A14 (A1/M1 link) towards Kettering.

DESTINATION / LINK	DISTANCE	TIME (APPROX.)
A43 (via Round Spinney)	0.5 miles	2 mins
A45	3.5 miles	8 mins
M1 Junction 15	6 miles	12 mins
M1 Junction 15A	7 miles	13 mins
A14 Junction 9 (Kettering)	15 miles	20 mins
Northampton Town Centre	3 miles	10 mins
Northampton Train Station	4.5 miles	15 mins
Milton Keynes	20 miles	24 mins
Leicester	35 miles	45 mins
London (Central)	70 miles	1 hr 30 mins
Luton Airport (LTN)	40 miles	50 mins
Birmingham Airport (BHX)	45 miles	55 mins

Area	Sq m	Sq ft
Ground Floor Warehouse	583.32	6,279
Ground Floor Office & Ancillary	135.89	1,463
First Floor Office	149.04	1,604
Total	868.25	9,346

SPECIFICATION INCLUDES:

- /// FULLY FITTED FIRST FLOOR OFFICE ACCOMMODATION**
- /// MINIMUM EAVES HEIGHT OF 7.2M**
- /// WC AND KITCHENETTE FACILITIES**
- /// SOLID CONCRETE FLOOR WITH 35KN/M² LOADING CAPACITY**
- /// ELECTRICALLY OPERATED UP-AND-OVER LOADING DOOR**
- /// WAREHOUSE AND EXTERNAL LIGHTING**
- /// SELF-CONTAINED CAR PARKING AND LOADING AREA**



TENURE

The property is available freehold with a quoting price of **£1,180,000**.

Leasehold offers may also be considered, subject to lease terms, covenant strength, etc.

RATES

The property has a **rateable value of £71,500**.

Estimated rates payable for April 2026 - March 2027: £39,682.

Interested parties should make their own enquiries with the Local Billing Authority.

ANTI-MONEY LAUNDERING CHECK

By law, we are required to comply with Anti-Money Laundering regulations, which means carrying out checks on all parties involved in relevant transactions. When a deal is agreed, all parties must provide the necessary information for these checks. This will include full details of the party, the source of funds, and any other information deemed relevant.

LEGAL COSTS

Each party to bear their own legal costs.



EPC

EPC Rating: To be confirmed

VAT

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

VIEWING

To view and for further details please contact:



OLIVER THOMPSON

Oliver@tdbre.co.uk

07837 191 054