



Unit 1

Ross Road, Northampton, NN5 5AX

**Industrial Investment
generating £48,000 pa from
Grade-A Tenant. For Sale at
£585,000 representing an
8.2% gross return.**

6,774 sq ft
(629.33 sq m)

- Single let modern industrial unit of 6,773 sq ft
- Replacement steel roof and recently refurbished offices.
- Let on full repairing and insuring lease to Engineered Foam Products Ltd until December 2029
- Well located for access to M1 Motorway
- 6 designated car parking spaces

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Summary

Available Size	6,774 sq ft
Price	Offers in the region of £585,000
Rates Payable	£1.31 per sq ft Tenant pays business rates
Rateable Value	£17,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (106)

Description

The subject property is constructed in steel portal frame with concrete cavity block work and profiled cladding externally. Windows are double-glazed replacement upvc and the roof to the main section is insulated double skin steel incorporating translucent roof lights. The ground floor is reinforced concrete. The property is sold freehold subject to an occupational lease with the following main terms:

Tenant: Engineered Foam Products Ltd

Term: 5 years from 1st December 2024

Initial Rent: £48,000 per annum exclusive

Rates: Tenant liability.

Repairs & Decorations: To maintain and keep the demised premises in good and substantial repair and condition and decorate as necessary.

Engineered Foam Products Limited (Company Number: 11414695), a well established and secure tenant who receives a Grade A rating from Creditsafe with a recommended Contract Limit of £8,750,000.

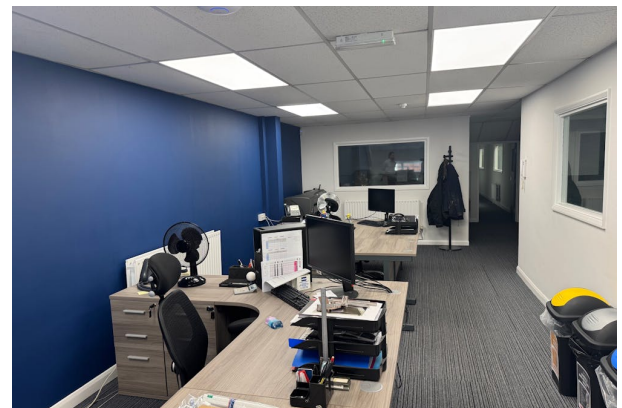
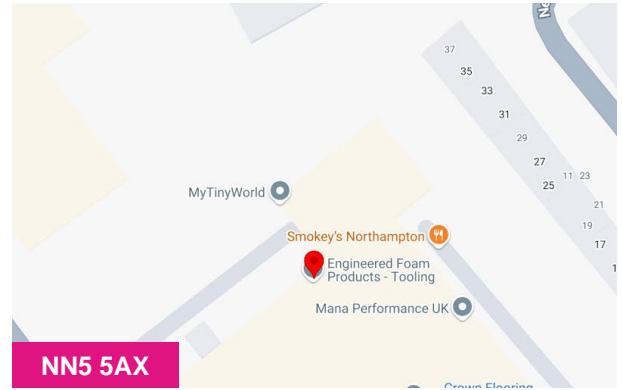
Location

Unit 1, Ross Road, The Business Centre, Weedon Road Industrial Estate, Northampton NN5 5AX is located off Ross Road, approximately 1.2 miles to the west of Northampton Centre, a long established industrial location. The M1 motorway, which connects London with Leeds, is located approximately 2.2 miles to the southwest.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop and Offices	4,305	399.95	Available
1st - Fitted Offices	1,636	151.99	Available
Mezzanine - Open storage	833	77.39	Available
Total	6,774	629.33	



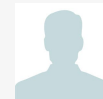
Viewing & Further Information



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