



2 Reynoldston Close

Brackmills Industrial Estate, Northampton, NN4 7BX

**Clear span 9,700 sq ft
warehouse offered on
flexible short or long lease
terms.**

9,700 sq ft
(901.16 sq m)

- 6.4m minimum internal eaves height.
- Large roller shutter loading door.
- Gated concrete loading apron.
- Suitable for short-term overflow storage.

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Summary

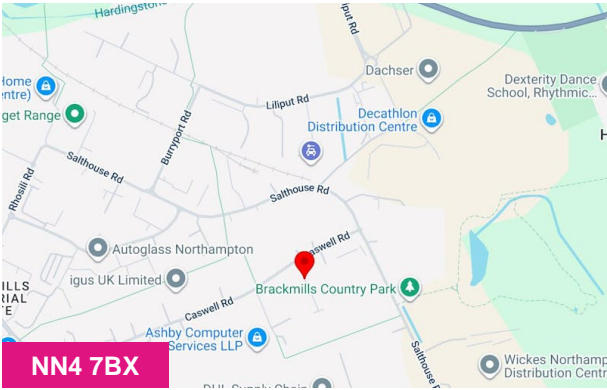
Available Size	9,700 sq ft
Rent	£9 per sq ft
Rates Payable	£3.34 per sq ft Estimate (Awaiting Assessment)
Rateable Value	£65,000
Service Charge	To be confirmed
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (50)

Description

A modern semi-detached warehouse/factory facility, constructed in 2005 on a shared site. The property provides a single clear span bay 49.6m in length by 18.2m wide served by a 3.5m wide x 5.0m high roller shutter door. Externally, the unit benefits from a concrete loading apron with parking for up to 9 cars accessed via a shared gated yard.

Location

The subject premises is located on Reynoldston Close in the heart of the nationally significant Brackmills Industrial Estate, to the South East of Northampton town centre. Brackmills Industrial Estate benefits from excellent road communications with the A45 dual carriageway adjoining the M1 Motorway at Junction 15 and the A14 at Junction 13. Northampton Railway Station is located 2 miles away, with trains to both London Euston and Birmingham New Street. Journey times of approximately 1 hour to both destinations. Birmingham International Airport is located 52.3 miles (approximately 1 hour drive) via the M1 & M6 motorways.



Viewing & Further Information



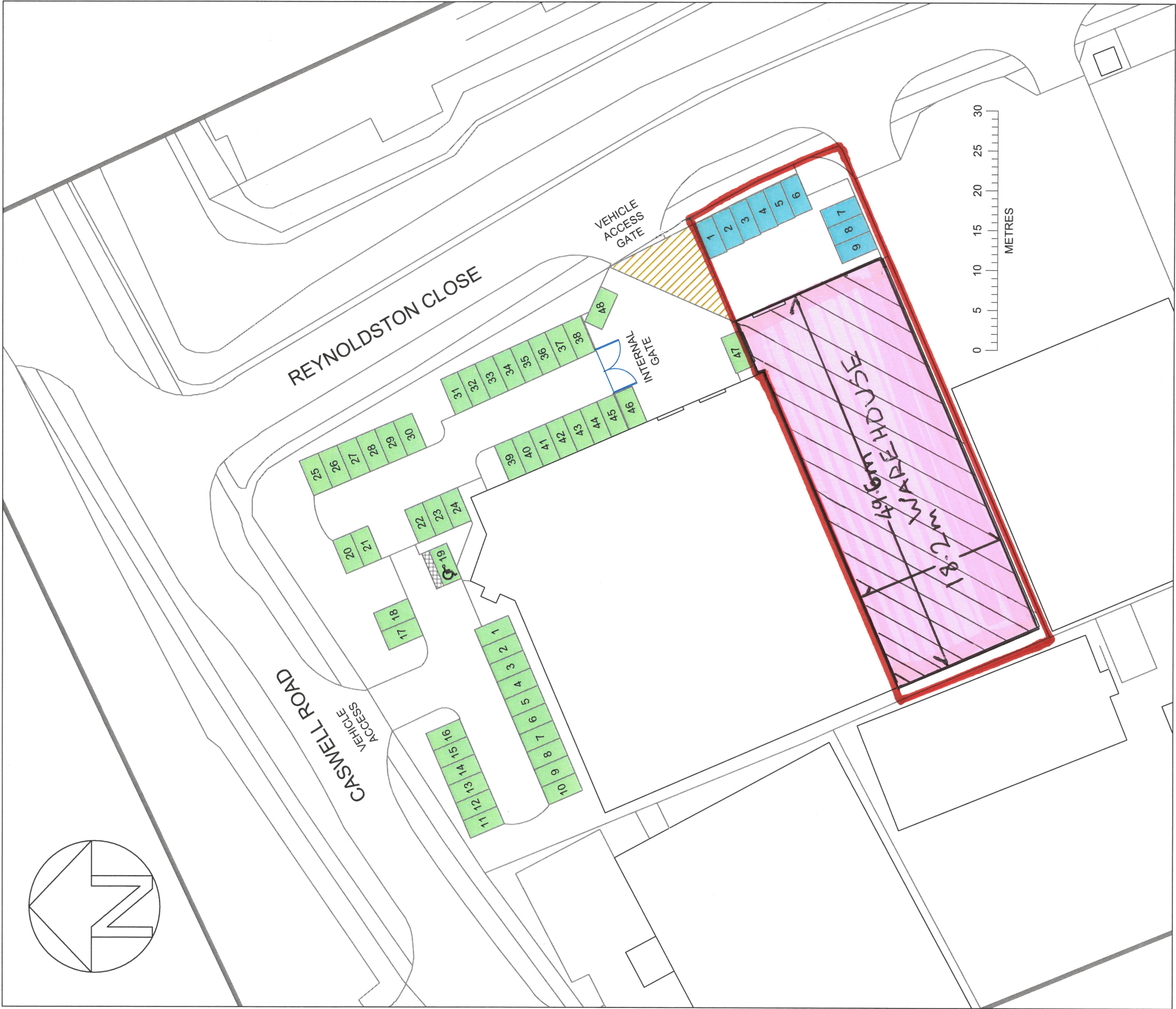
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SITE PLAN - Scale 1:500

KEY:

-  SITE DEMISE
-  BUILDING DEMISE
-  RIGHT OF ACCESS
-  CAR PARKING (EXCLUDED)
-  CAR PARKING 9No. SPACES

Address		Title			
Design House Caswell Road Brackmills Industrial Estate Northampton NN4 7PW		SITE PLAN			
		Drawn	Date	Scale	Paper Size
		TDO	September 2025	1:500	A3
		Drawing No.		Rev.	
		2509-C3			