



S6

Unit S6, Nene Enterprise Centre, Northampton, NN2 6EF

BUSINESS UNITS

1,169 sq ft
(108.60 sq m)

- THRIVING BUSINESS CENTRE INCLUDING GYM AND CHILDRENS NURSERY
- UP TO 100% SMALL BUSINESS RATES RELIEF FOR QUALIFYING SMALL BUSINESSES
- GOODS LIFT
- LARGE PRIVATE CAR PARK
- UNITS MAY BE SUITABLE FOR A VARIETY OF USES

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Summary

Available Size	1,169 sq ft
Rent	£14,750 per annum
Rates Payable	£4,041.90 per annum Qualifying small businesses may be eligible for 100% small business rates relief
Rateable Value	£8,100
Service Charge	Applicable - further details upon request
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Nene Enterprise Centre is a thriving business community arranged over 4 levels served by a goods lift with vehicle loading bays on Freehold Street.

Large windows on all elevations provide excellent levels of natural light which has attracted a wide range of uses including health, fitness and beauty studios, arts and crafts workshops.

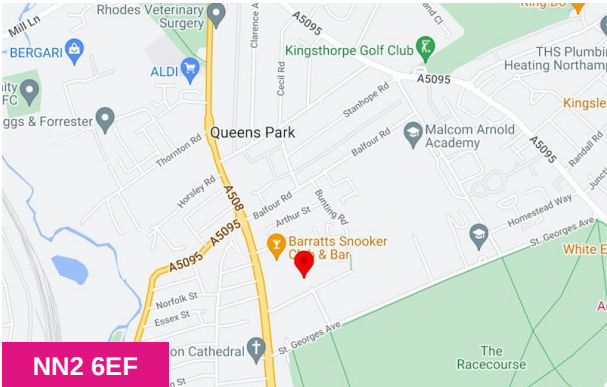
The site has a private gated car park for approximately 60 vehicles which tenants can use free of charge

Location

Northampton is one of England’s fastest growing towns and is the strategic location for many national organisations as their central hub for business.

Northampton has excellent rail and road communications, with hourly train services to London. The M1 serves Northampton at Junctions 15, 15a & 16 as does the A14 in the North.

The property is situated on Freehold Street, just off the Kingsthorpe Road (A508), approximately 1 mile north of Northampton Town Centre. The A508 is the main northern arterial route linking the town to Market Harborough and is well served by public transport. Northampton Railway Station is 1.5 miles away. Sat Nav: NN2 6EF



Viewing & Further Information



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