

INDUSTRIAL WAREHOUSE UNIT TO LET / LONG LEASEHOLD FOR SALE

46,060 sq ft (4,279 sq m)

- EXCELLENT ACCESS TO M1 JUNCTIONS 15/15A AND 16
- 1 LEVEL AND 2 DOCK ACCESS DOORS
- 6,142 SQ FT OFFICE AND ANCILLARY ACCOMMODATION
- ADJACENT TO WESTGATE RETAIL PARK
- POTENTIAL FOR ALTERNATIVE USES SUBJECT TO PLANNING AND LANDLORDS CONSENT

BOSTOCK HOUSE

Gambrel Road | Northampton NN5 5DJ



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LOCATION

Northampton occupies a strategically important location offering excellent access to the UK's principle motorway infrastructure, being almost equidistant between London and Birmingham.

Westgate is located approximately 3 miles to the west of the town centre within close proximity to the Sixfields retail/leisure park.

Access to the M1 is available at J15a and J16 (approximately 4 miles).

DESCRIPTION

Single storey industrial/warehouse premises of concrete portal frame construction with brick elevations under a pitched roof. Internally the minimum eaves height is 3.6m and there are good quality first floor offices across the front elevation.

Access is via 1 level and 2 dock level loading doors. Parking is to the front of the building, with a gated yard to the side elevation. The building is located adjacent to the Westgate Retail Park.

ACCOMMODATION

The floor areas are approximate and expressed on a GIA basis having been rounded.

Office and ancillary	571 sq m	6,142 sq ft
Warehouse	3,531 sq m	38,007 sq ft
Store/plant	177 sq m	1,109 sq ft
TOTAL GIA	4,279 sq m	46,060 sq ft

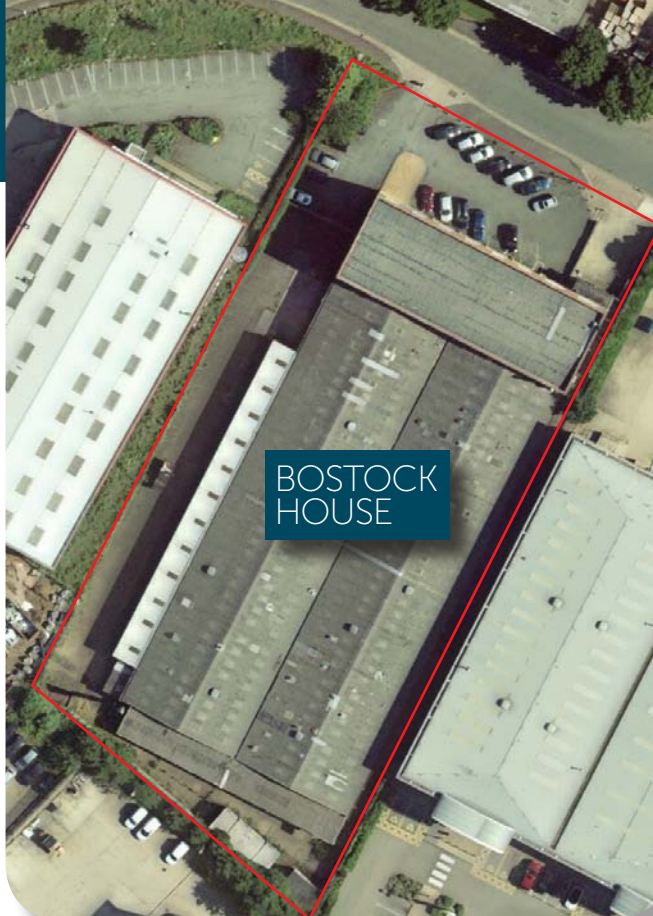
SERVICES

All mains services are either available or connected. The agents have not tested any of the available services and interested parties must satisfy themselves as to the working condition and capacity of the services and service installations.

RATING

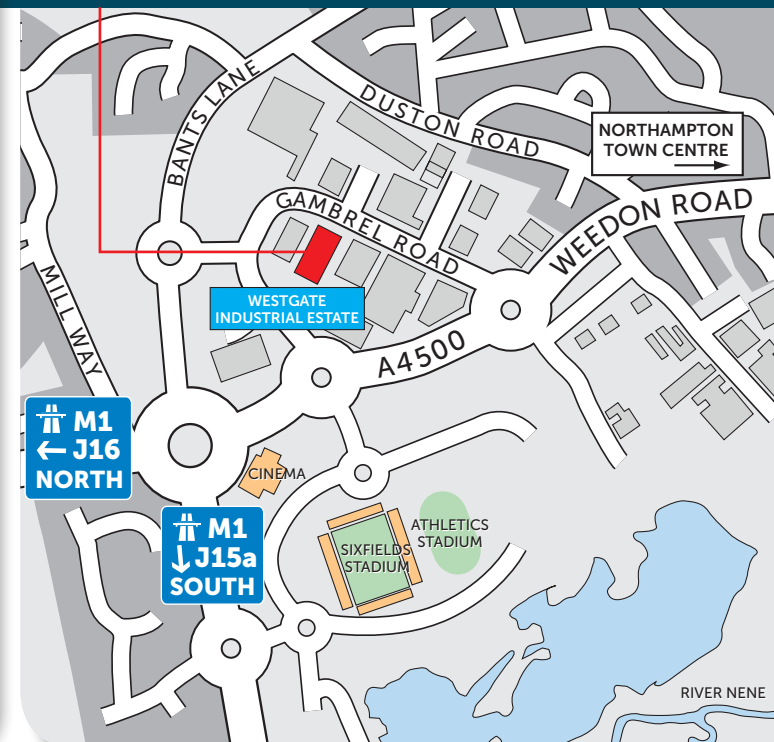
We are advised that the RV is £130,000.

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. May 2015



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TERMS AND TENURE

The premises is held by way of a 99 year ground lease from July 1973 at a passing rent of £65,000 per annum. The long lease is available, alternatively a shorter term sub lease may also be considered. Quoting terms are available on application.

VAT

We understand that the property is elected for VAT.

EPC

The property has an EPC rating of E124.

VIEWING AND FURTHER INFORMATION

For further information and viewing arrangements please contact the joint sole agents:



Hugo Jack
e: hugo.jack@eu.jll.com

Ed Cole
e: ed.cole@eu.jll.com

Oliver Thompson
e: oliver@tdbre.co.uk

Mark Brown
e: mark@tdbre.co.uk