

# TO LET

Industrial / Warehouse / Trade Unit

7,858 sq.ft (730 sq.m)

AVAILABLE NOW!

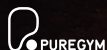
**Q1 2025**

FOLLOWING REFURBISHMENT WORKS



Unit 20, Saddleback Road,  
Westgate Industrial Estate,  
Northampton. NN5 5HL

- Prominent trade counter / industrial unit located within an established trade counter location
- Fully refurbished including a new roof with 20 year warranty!
- Refurbished offices including new double-glazed windows, LED lighting and suspended ceilings
- LED's throughout warehouse and new insulated roller shutter door
- Nearby occupiers include:



**LCP.**

part of M'Core

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)



Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



J15a M1 - 2.9 miles

Northampton Town Football Club

J16 M1 - 4 miles

Northampton Town Centre / Railway Station - 1.5 miles

hobbycraft

Wickes



tenpin



COSTA COFFEE

Sainsbury's



next

M&S



EDMUNDSON



Speedy

loop LOGISTICS



CMG



KKC

UNIGLASS LIMITED

UNDER OFFER

UNDER OFFER

TO LET

Rexel

EMS



UNIT 20  
CLICK FOR MAP

## Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



### Areas (Approx. Gross Internal)

|                |                    |                     |
|----------------|--------------------|---------------------|
| Warehouse      | 7,119 sq.ft        | (661 sq.m)          |
| Office and anc | 693 sq.ft          | (64.4 sq.m)         |
| <b>Total</b>   | <b>7,812 sq.ft</b> | <b>(725.4 sq.m)</b> |

### Description:

The property comprises of steel portal frame construction with external elevations of facing brick and cladding above. Internally the minimum eaves height is 5.3m. Loading is via an electric insulated roller shutter door. Internally the warehouse area is fitted with LED lighting throughout. Refurbished two storey office/ancillary accommodation is located at the front of the building. Externally there is a shared service yard and allocated car parking.

### Refurbishment details:

- New tarmac to car park
- Full internal & external redecoration
- New double-glazed windows
- New entrance door to office block
- LED lighting
- Electric panel heaters in offices
- Refurbished toilets
- New roof to warehouse and offices with 20 year warranty
- Front elevation to be recladded

### Specification:



Eaves height  
is 5.3m



Ground level roller  
shutter door



LED lighting



Electric panel  
heaters

Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



### Rent

Guide rent of £86,500 pa, reflecting £11 per sq. ft. Excl subject to lease terms and covenant.

### Business Rates

Rateable Value £49,000.

All parties to make their own enquiries with West Northamptonshire Council.

### Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

TBC following reassessment.

### Planning

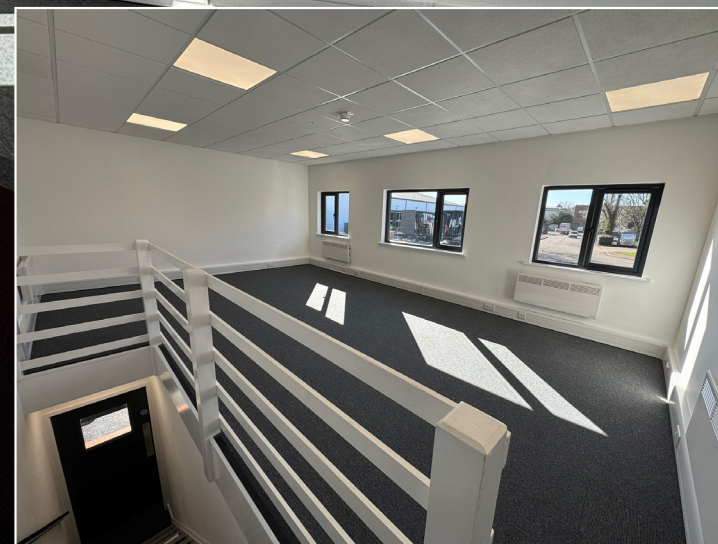
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

### Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

### Anti Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.



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## Location - NN5 5HL

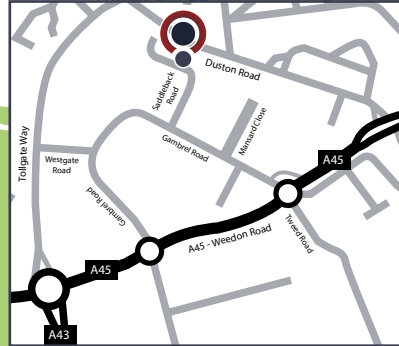
Northampton is an established industrial and logistics location strategically located on the M1 motorway in the heart of the “Golden Triangle”. Northampton is situated 66 miles north west of London and 55 miles south east of Birmingham. The town has excellent road communications with the M1 motorway all within 5 miles of the town centre. The A45 dual carriageway runs to the south of the town, providing a fast link between the M1 (J15) and the A14 at Thrapston. The Westgate Industrial Estate benefits from a strong mix of industrial, trade, automotive and retail occupiers, along with excellent access to Junctions 15a and 16 of the M1



**M1: 66 Miles**  
North West of London,  
55 miles South West of Birmingham



The town has excellent road communications with the M1 motorway all within 5 miles of the town centre



View on Google Maps

## Viewing

Strictly via prior appointment  
with the appointed agent



**Oliver Thompson**  
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**LCP.**  
part of IMCore

**01384  
400123**

searchlcp.co.uk



## Will Helm

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