



# TO LET

Industrial / Warehouse Unit

**19,191 sq.ft** (1,782.9 sq.m)

Unit 49/51, St. James Mill Road, Northampton, NN5 5FN

• Secure yard • Extensively refurbished



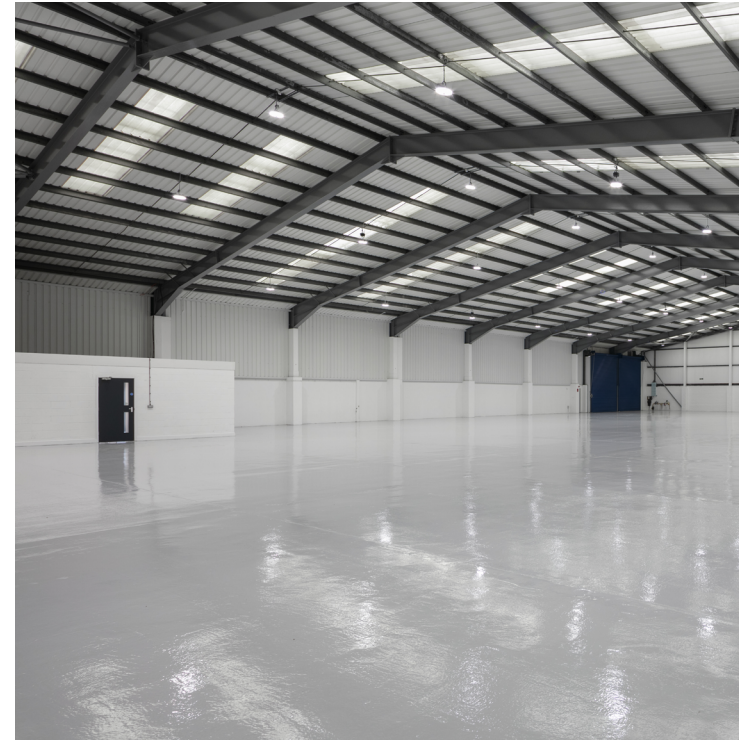
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**Unit 49/51, St. James Mill Road, Northampton, NN5 5FN**





# Unit 49/51, St. James Mill Road, Northampton, NN5 5FN

## Areas (Approx. Gross Internal)

Offices and Warehouse	19,191 sq.ft	(1,782.9 sq.m)
Total	19,191 sq.ft	(1,782.9 sq.m)

## Description

The property comprises of steel portal frame construction with external elevations of facing brick and cladding above. Loading is via two ground level roller shutters. Internally the warehouse area is fitted with LED lighting throughout.

The unit contains approx. 1,500 sq. ft. of office accommodation. Externally there is a large fenced service yard. The building could lend itself to industrial, trade and leisure uses, subject to local authority consent.

## Rent

£192,000 pa, reflecting £10 per sq. ft.

## Business Rates

Rateable Value £96,500

All parties to make their own enquiries with Northampton Council.

## Insurance

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

## Energy Performance

EPC- C-55.

## Planning

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



## Location - NN5 5FN

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 northwest of London and 55 miles southeast of Birmingham. The town has excellent road communications with Junctions 15, 15A and 16 of the M1 motorway all within 5 miles of the town centre.

## 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.



## Viewing

Strictly via prior appointment with the appointed agents



Oliver Thompson

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Will Helm

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