

TO LET

B1, B2, B8 WAREHOUSE With Offices & Car Parking

FALCON HOUSE

1 SKETTY CLOSE

BRACKMILLS

NORTHAMPTON NN4 7PL

LOCATION

The premises are located on the town's most prestigious industrial estate only 3 miles from Northampton town centre, with easy access to the ring-road and motorway network beyond.

DESCRIPTION

The property offers warehouse space with offices on the ground floor. There is secure car parking and a landscaped site. The first-floor offices have been separately let. Site: c.0.75 Acres

ACCOMMODATION

Warehouse:	900m ² (9,677 Sq.Ft.)
Ground floor offices:	177m ² (1,904 Sq.Ft.)
Concrete mezz:	305m ² (3,283 Sq.Ft.)
Total	1382m ² (14,867 Sq.Ft.)
17 car spaces on site	

AMENITIES

c.7m eaves height. 2 roller shutter doors. Gas warm air blowers. Racking if required. Tiled reception. Offices fully carpeted. Suspended ceilings with recessed lighting. Heating via gas rad central heating. Well decorated and presented throughout.

TERMS

The premises are offered To Let on a flexible lease at a rent of £85,000 per annum exclusive



VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

RATES

Rateable Value: due for reassessment

SERVICES

Electricity, Gas, WC's, Kitchen

COSTS

Each party to bear their own legal costs.

EPC

Available on request

VIEWING

Strictly by prior appointment with the Joint Sole Agents:

STEPHEN CHOWN – CHOWN COMMERCIAL
src@chowncommercial.co.uk

ELLIOTT HALLIWELL – HADLANDS
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