

TO LET

Rent: £20,000 per annum

**15 Ross Road Business Centre
Ross Road
Northampton
NN5 5AX**

A rare opportunity to acquire a workshop close to Northampton Town Centre.

LOCATION

The property is located on the west side of Northampton close to the Weedon Road. From here there is easy access to Northampton's main road network and the M1 motorway at junction 15, as well as being within easy walking distance of the Town Centre.

DESCRIPTION

The accommodation comprises a clear span Portal framed warehouse with predominantly internally lined and insulated profile steel cladding to external elevations and roof covering. Small ground floor office. Tidy WC and kitchen.

ACCOMMODATION

Gross Internal Area: 2,181 Sq Ft (202.66 Sq m)

TERMS

The property is offered To Let on a flexible lease

RATES

Rateable Value: £8400

Potential to benefit from Small Business Rates Relief



SERVICES

We understand that all mains services are available to the building including both single and phase 3 electricity although gas is not currently connected. The property is alarmed.

VAT

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

COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by prior appointment
with the Sole Agent:

STEPHEN CHOWN
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