

## FOR SALE

### MODERN BUSINESS UNIT

**3 FERROFIELDS  
BRIXWORTH  
NORTHAMPTON  
NN6 9UA**



#### LOCATION

The property is located in a modern courtyard development on the north side of Brixworth being 6 miles to the north of Northampton on the A508 Harborough Road with easy access to the A14 and M1/ M6 beyond.

#### DESCRIPTION

"Ferrofields" comprises a range of single and two storey office and warehouse buildings with parking. The property itself has amenities including strip lighting, electric heating, part food friendly flooring, part carpeting, roller shutter door and disabled WC facilities. Parking for six vehicles.

#### ACCOMMODATION

Total Floor Area: c.1,250 Sq. ft

#### FREEHOLD TERMS

The unencumbered freehold of the premises is offered for sale. The property is offered at £190,000

#### RATES

The Rateable Value: £8,200

#### VAT

The terms quoted are exclusive of any VAT. Any VAT will be payable by the purchaser

#### EPC

An EPC has been commissioned and is available

#### COSTS

Each party to bear their own costs.

#### VIEWING

By prior appointment with the sole agents:

Stephen Chown

Tel: 01604 604050

E-mail: [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)





