

TO LET

3 STAVELEY WAY, BRIXWORTH,
NORTHAMPTON. NN6 9EU



- Warehouse Area: 999 Sq.Ft. (92.85 m.sq.) ground floor
- First floor 940 Sq.Ft. (87.35 m.sq.) mezzanine available by negotiation
- Secure yard
- WC, Kitchen, Alarm

3 STAVELEY WAY, BRIKWORTH, NORTHAMPTON

Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

Brixworth is located 7 miles north of Northampton on the A509 with easy access to the A14.

Description

A portal frame warehouse with 5.5m eaves height. Outside is a secure yard with palisade fencing and gate. Unit benefits from kitchen, WC, roller shutter door (3m wide x 4m high) surface mounted fluorescent strip-lighting, gas warm air blower and 10% roof lights.

Accommodation

The premises have the following approximate areas.

- **Warehouse Area: 999 Sq.Ft. (92.85 m.sq.) ground floor**
- **First floor 940 Sq.Ft. (87.35 m.sq.) mezzanine available by negotiation**

Terms

The property is available on a new lease on flexible terms to be negotiated. The lease will be drawn on an effective full repairing and insuring basis and include 5-yearly upward only rent reviews.

Rent

£15,000 per annum exclusive

Rates

Interested parties should direct all enquiries regarding business rates towards the local charging authority. RV: £6,500 (Subject to SBRR)

EPC

An EPC has been commissioned and a copy is available upon request.

Legal Costs

Each party is to be responsible for its own legal costs in connection with this matter.

Viewing and Further Information

Viewing strictly by prior appointment with **Chown Commercial**

Stephen Chown

Chown Commercial

Tel: 01604 604050

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