

FOR SALE

NEW B1 WAREHOUSE With Car Parking

**63 STUDLAND ROAD
NORTHAMPTON
NN2 6NE**

LOCATION

The premises are located around 1.5 miles north of the town centre of Northampton with access off the A508 in Kingsthorpe Hollow.

DESCRIPTION

The property offers brand new, all ground floor working space for business /warehouse use with a disabled WC installed.

There is a new roller shutter door 3.7m wide, x 4.6m high and 5 car parking spaces.

Eaves height: 5.3m Windows are installed at first floor level on the flank wall to accommodate the installation of first floor offices

ACCOMMODATION

Total 321.29m² (3,457 Sq.Ft.)

TERMS

The premises are offered For Sale at a price of £495,000 for the freehold interest.

EPC An EPC has been commissioned and is available upon request



VAT

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

RATES

We anticipate a new RV upon practical completion

SERVICES

3-Phase Electricity, WC's

COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with the Sole Agent:

STEPHEN CHOWN

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