

TO LET HIGH BAY INDUSTRIAL UNIT

**Unit B, Falcon House
1 Sketty Close
Brackmills
Northampton
NN4 7PL**

LOCATION

Northampton is one of England's largest and fastest growing towns with a population of 220,000. It's central location at the heart of the motorway network (M1 junctions 15, 15a and 16) has resulted in many national organisations choosing it for their headquarters. Brackmills is one of Northampton's premier employment areas, located approximately 2 miles to the southeast of the Town Centre, adjacent to the A45 Nene Valley Way dual carriageway, which provides good access to Junctions 15, 15A and 16 of the M1 motorway.

DESCRIPTION

The property offers industrial space with offices on the ground floor, plus storage mezzanine floor. There is dedicated car parking and a landscaped site. The unit benefits from a sectional steel shutter door with canopy. The minimum eaves height is 7.3m.

ACCOMMODATION

Ground - Industrial Unit 4,950 Sq. Ft. 459.87m²
Mezzanine - Mezzanine 1,570 Sq. Ft. 145.86m²
Total 6,520 Sq Ft 605.73m²

TERMS

The property is offered To Let at £50,000 per annum



RATES

Rateable Value: £28,250

SERVICES

Electricity, water and drainage.

VAT

VAT will be charged.

COSTS

Each party to bear their own costs and those of the landlords in the transaction.

VIEWING

Strictly by prior appointment
with the Sole Agents:

STEPHEN CHOWN
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