

TO LET

**IBEX HOUSE WAREHOUSE, BRIXWORTH,
NORTHAMPTON. NN6 9UA**



- Warehouse Area: 7,341 Sq.Ft. (681 m.sq.)
- Shared access covered loading bay
- 6 car spaces

IBEX HOUSE WAREHOUSE, BRIXWORTH, 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. The building is on the Scaldwell Road Industrial Estate.

Description

A portal frame warehouse with 5.4m eaves height and 7.5m at the apex. Access is via a covered loading bay.

Accommodation

The premises have the following approximate areas.

Ground Floor **7,341 Sq.Ft.**
 (681 m.sq.)

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

£35,000 per annum exclusive

Rates

Interested parties should direct all enquiries regarding business rates towards the local charging authority. RV: £26,000

EPC

An EPC 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**

Hannah Bunting

Chown Commercial

Tel: 01604 604050

hb@chowncommercial.co.uk

Stephen Chown

Chown Commercial

Tel: 01604 604050

src@chowncommercial.co.uk

These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

- (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute part of an offer of contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and all other details are given in good faith, and are believed to be correct but any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as the correctness of each of them;
- (iii) no person in employment of Chown Commercial Ltd has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) All prices/rents are quoted exclusive of any VAT that may be charged.



www.chowncommercial.co.uk