

TO LET

WAREHOUSE / WORKSHOP UNIT With Car Parking

**UNIT 3 KINGSTHORPE BUSINESS CENTRE
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 tidy ground floor working space for business /warehouse use with WC and mezzanine installed.

There is a roller shutter door 3.7m wide, x 4.6m high and 5 car parking spaces. 3 Phase Electricity. 2 WC's on Mezzanine.

Eaves height: 5.3m

ACCOMMODATION

GIA Ground floor	205 m2 (2206 Sq.Ft.)
First floor offices	26.83m2 (289 Sq.Ft.)
Mezzanine	96m2 (1033 Sq.Ft.)

TERMS

The premises are offered To Let on a new FRI lease at £36,000 per annum exclusive

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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