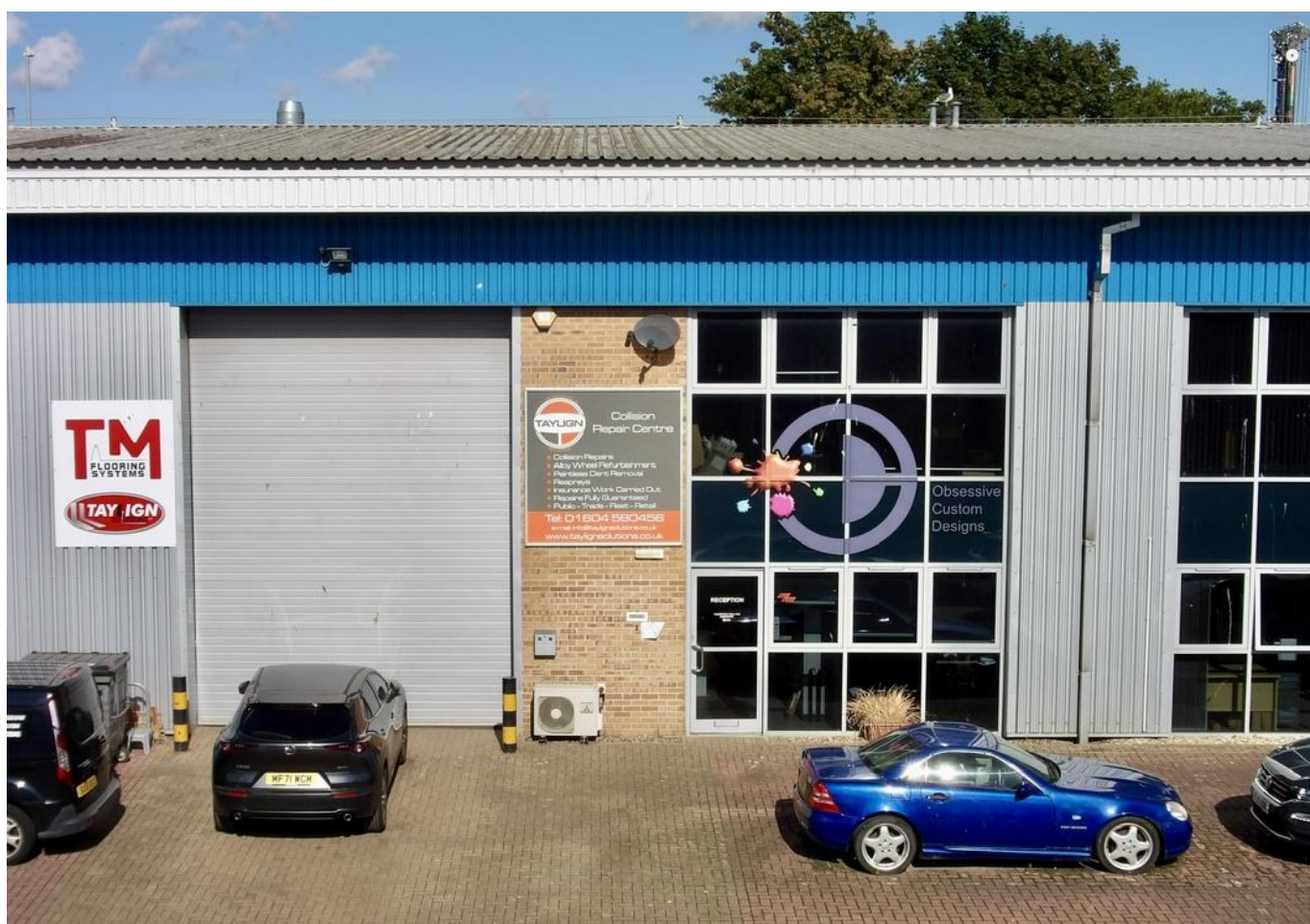


## FOR SALE

### WAREHOUSE/INDUSTRIAL BUSINESS UNIT (LONG-LEASEHOLD INTEREST)



### UNIT C, PENTAGON PARK, LODGE FARM, NORTHAMPTON, NN5 7UW

**GUIDE PRICE: £600,000**

- Modern mid-terraced warehouse unit with offices
- High quality reception, kitchen and office fit out
- Ground floor: 369m<sup>2</sup>, first floor office 47m<sup>2</sup>. Total 416m<sup>2</sup> (4477 Sq.Ft.)
- Long leasehold expires 3003

# UNIT C, PENTAGON PARK, LODGE FARM, NORTHAMPTON

## Location

Northampton is a well-established, commercial centre, c.68 miles north of Central London, 55 miles to the south-east of Birmingham and 14 miles to the north of Milton Keynes.

Lodge Farm lies 3 miles north of the town centre on the A428 with a range of retail and social amenities close by.

## Description

The property comprises a terraced industrial warehouse unit with reception and office above with a/c, suspended ceiling and LED lighting. To the front is a roller shutter loading door 4m wide and parking for 10 cars.

## Accommodation

Ground floor GIA: 369m<sup>2</sup> (3971 Sq.Ft.)

Mezzanine: 47m<sup>2</sup> (505 Sq.Ft.)

TOTAL: 416m<sup>2</sup> (4477 Sq.Ft.)



## Services

We are advised that water, drainage and electricity are connected or available to the premises.

## Terms

The property is held on a long lease and this 'virtual freehold' is for sale. Guide price: £600,000

## Rates

Rateable value: £26,500

## EPC

EPC Rating C (68) valid until 5<sup>th</sup> May 2034

## Legal Costs

Each party is to be responsible for its own legal costs

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent **Chown Commercial**:

**Stephen Chown**

Chown Commercial

Tel: 01604 604050

[src@chowncommercial.co.uk](mailto: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;



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