

## TO LET

**67 Bunting Road, Northampton, NN2 6EE**

### Light Industrial/Warehouse Unit on a popular Estate close to Town Centre

#### Location

The unit is located on the Bunting Road Industrial Estate which is situated just off the Barrack Road (A508) approximately one mile north west of Northampton town centre. The estate is close to the town centre and has proved popular to a variety of occupiers.

Northampton is the County Town of Northamptonshire and is an expanding and strategically located regional centre within the East Midlands.

The town has experienced substantial growth within recent years and has a current population in excess of 200,000 with a catchment population in the region of 230,000. The town is situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham. It has excellent access to the M1/A45, A14 and A34. There are regular rail services to London (Euston) and Birmingham (New Street), all of which give Northampton good local and national connections.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=475485&Y=262028&A=Y&Z=115>

#### Description

The property comprises a single storey mid-terrace workshop/industrial building of part block part cladding construction under a metal clad roof with an eaves height of approximately 5.35 metres rising to 6.7 metres.

Access to the unit is via a personnel door and a separate manually operated roller shutter door measuring 10'4" x 10'4". The unit incorporates a small office, wc and kitchenette area. Externally the unit benefits from a delivery area and car parking for 2 vehicles.



#### Services

We understand that mains services are connected or available to the property including 3 phase electricity, mains water, drainage and gas. AbbeyRoss have not tested any of these services or mechanical/electrical installations and interested parties must satisfy themselves in this regard.

#### Planning

We understand that the property has planning consent for uses within Classes B1 (Business) and B8 (Storage and Distribution) of the Town & Country Planning Use Classes Order Review 2005.

#### Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

Gross internal floor area	898 ft <sup>2</sup> / 83.43 m <sup>2</sup>
Mezzanine area	178 ft <sup>2</sup> / 16.5 m <sup>2</sup>

#### Rates

	Current	2010
Rateable value	£4,268	£5,121
Rates payable	£2,069.98 pa	to be advised

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)

### Terms

The property is available on an assignment of a 9 year full repairing and insuring lease from 1<sup>st</sup> November 2006 at a passing rental of £6,500 per annum subject to 3 yearly upward only rent reviews. A sub-lease for a shorter period may be considered.

### Costs

The ingoing tenant to be responsible for the Landlord's reasonable legal costs.

### Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
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### Disclaimer

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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