

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

## INCENTIVES AVAILABLE

### Modern Warehouse / Industrial Unit

3 Sovereign Court  
South Portway Close  
Round Spinney  
Northampton  
NN3 8RH

### TO LET



- Rent free available
- Modern warehousing with 8m eaves
- End terrace unit totalling 18,496 ft<sup>2</sup> including ground and first floor offices
- On-site car parking
- Shared commission available for successful introduction from non-retained Agents

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#### Location

Sovereign Court is situated on the Round Spinney Industrial Park, one of the town's key employment areas and is home to a number of national occupiers such as Plastivalore, KAB Seating, TRS Plc, Yusen Logistics, Keen & Able and Fitness Superstore.

Round Spinney Industrial Park is approximately 4 miles north east of Northampton town centre with access off the A43 which links directly with the a45 providing dual carriageway access to Junction 15 of the M1 Motorway. Significant road improvements now provide easier access to the A14 (approximately 9 miles) to the north via the A43.

Located in the heart of England, Northampton's central location offers excellent communications links with three junctions of the M1 (15/a5A and 16), all providing easy links to Birmingham in the north and London in the South.

#### Description

The property comprises a single storey warehouse of steel portal frame construction with an eaves height of 8m. To the front of the building there is a two storey office block with ancillary space (offices, stores and wc's) with access off a full height atrium. Loading to the warehouse is via an electrically operated roller shutter door (3.7 m wide x 6.6 m high).

The open warehouse has been fitted with demountable racking including travellator. The racks can stay or be removed dependant on a tenant's requirements. Lighting is via suspended LED units.

The offices are arranged as a range of individual offices fitted with double glazing and radiator central heating. The ground floor area below the offices, currently used as storage, could be opened up to be included into the warehouse. Externally there is loading and car parking for 12 vehicles to the front.

#### Accommodation

Warehouse:	12,114 ft <sup>2</sup> / 112.5 m <sup>2</sup>
Ground Floor Office/Storage :	3,242 ft <sup>2</sup> / 301 m <sup>2</sup>
First Floor Offices/Ancillary:	3,140 ft <sup>2</sup> / 291 m <sup>2</sup>

**Total Gross Internal Floor Area: 18,496 ft<sup>2</sup> 1,718 m<sup>2</sup>**

#### Rating Details

The property has a rateable vale of £103,000 from the 1<sup>st</sup> April 2023 (under appeal)  
The uniform business rate for the year 2023/2024 remains at 49.9 pence in the pound.  
Further enquiries should be directed to the local Rating Authority for Northampton (tel: 0300 330 7000).

#### Services

We believe the property has the benefit of the usual mains electrical, gas, water and sewerage connections. No services or service connections have been checked or tested.

#### Terms

The property is available to rent at a rental of £122,500 per annum exclusive.

#### 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.

#### Energy Performance Certificate

The property has an EPC rating of 68-C. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

#### RICS 1<sup>st</sup> Edition of the Code for Leasing Business Premises / Money Laundering

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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm)

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

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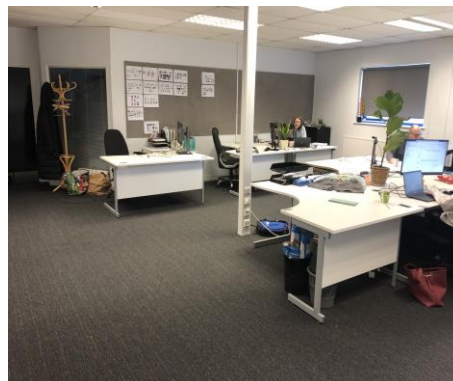
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#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
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Victoria Promenade  
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Contact: Robin Ungemuth



#### 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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