

To Let

1 Cranbrooke Road, Kingsthorpe, Northampton NN2 6JT

Light Industrial/Warehouse Unit suitable for a variety of uses subject to Planning Consent

Location

The unit is located in Cranbrooke Road, between Balmoral Road and Balfour Road, about 1 mile north of Northampton town centre.

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>.

Description

The property comprises a modern semi-detached single storey brick building with light industrial/warehouse use but considered suitable for a variety of other uses, including Trade Counter, subject to necessary consents.

The premises have been recently refurbished and benefit from gas fired central heating to the front offices and toilets. The warehouse/production area has plastered and painted walls and floor and is heated by gas fired blown air. Three modern offices have been constructed in the warehouse/production area but are of de-mountable modules (see photographs). Category II and fluorescent strip lighting throughout. Good natural lighting to all areas.

There is a large secure yard to the left of the property which provides loading/additional parking spaces together with dedicated parking to the front of the property.



Accommodation

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

Recessed entrance

with electrically operated roller shutter.

Lobby

gives access to male and female toilets, each having radiators.

Inner Hall

12' x 7'7" (91.13 sq ft / 8.57 m²). Radiator. Glass hatch to lobby.

Office 1:

15'5" x 13'6" (210.14 sq ft / 19.52 m²). Radiator.

Office 2:

3,181.5 sq ft / 295.6 m². Clear span, plastered and decorated walls, gas fired blown air heating, fluorescent lighting. Eaves 13'9" / 4.20 m. Electrically operated roller shutter door 10'6" high x 10'3" wide (3.2 m x 3.12 m). Within this space have been assembled three offices of demountable partition modules:-

1. 16'9" x 11'1" (187.45 sq ft / 17.42 m²)
2. 15'11" x 11'1" (177.36 sq ft / 16.48 m²)
3. 12'2" x 12'6" (152.38 sq ft / 15.08 m²)

Connecting Warehouse/Production:

1,038 sq ft / 96.43 m².

Of similar specification and with sliding loading door 13'10" / 4.24 m wide

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Services

It is believed all mains services are available but this has not been checked.

Rates

Draft Rateable Value 2010/2011	-	£15,500
Uniform Business Rate	-	41.4 pence in the £
Rates Payable	-	£6,417 per annum

Terms

The property is offered on a new lease at a rental of £17,500 per annum exclusive. All other terms to be agreed.

Costs

Each party to be responsible for their own respective 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

Viewing and Further Information

Strictly by appointment only with the agents:-

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