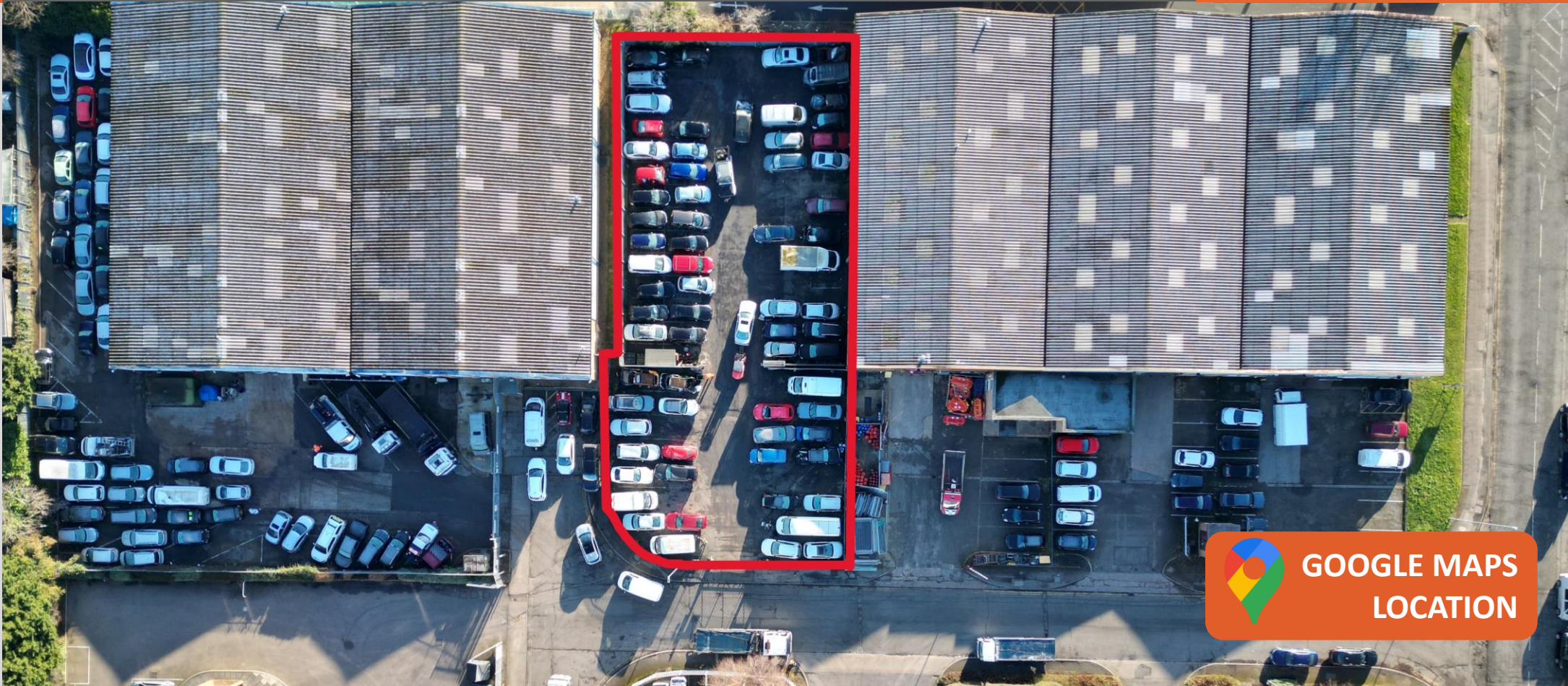


Open Storage, Mansard Close

Northampton, NN5 5DL

TDB
Real Estate



**0.35 Acres (15,246 sq ft)
Fenced & Surfaced Self-
Contained Yard
TO LET**

Fenced & Concreted Self-Contained Yard

- Located 2.7 miles (8 mins) to M1 Junction 15A
- Hard Surfaced Yard Area Immediately Available
- Fully secure, fenced and gated site.
- 0.35 acres – 15,246 sqft
- Available April 2025



Location

The Open Storage Yard is located on Mansard Close, Westgate Industrial Estate.

The site is extremely close to Sixfields Retail and Leisure Park and is surrounded by Trade Counter operators as well as distribution and manufacturing firms.

The site is located just 2.7 miles or 8 minutes from Junction 15A of the M1.

Business Rates

The property is to be re-assessed

Description

The site comprises:

- 0.35 acres
- 15,248sqft (1,416 sqm)
- Hard surfaced yard
- Fully gated and fenced.
- Good access to M1 Junctions 15A and 16 as well as Northampton Town Centre
- Located adjacent to Trade and Retail Occupiers.
- Local occupiers include: Edmundson Electrical, Speedy Hire, Lidl, The Gym, Mann Trucks, Loop Logistics, B&M, Aldi, M&S, Vindis Audi & VW.

Terms

The property is available by way of a new FR&I Lease at a rent of £45,000 per annum.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

Legal Costs

Each party will be responsible for their costs.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/.



Viewing

Viewing and further information via the Sole Agents:



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