



- Modern warehouse
- Two-level access loading doors
- Gas supply and three-phase power
- Good eaves height
- Onsite parking and shared loading provisions
- Prominent corner unit

Max Buckland
Max.Buckland@argroup.co.uk
07977 687267

Gerard Barry
Gerard.Barry@argroup.co.uk
07812 687794

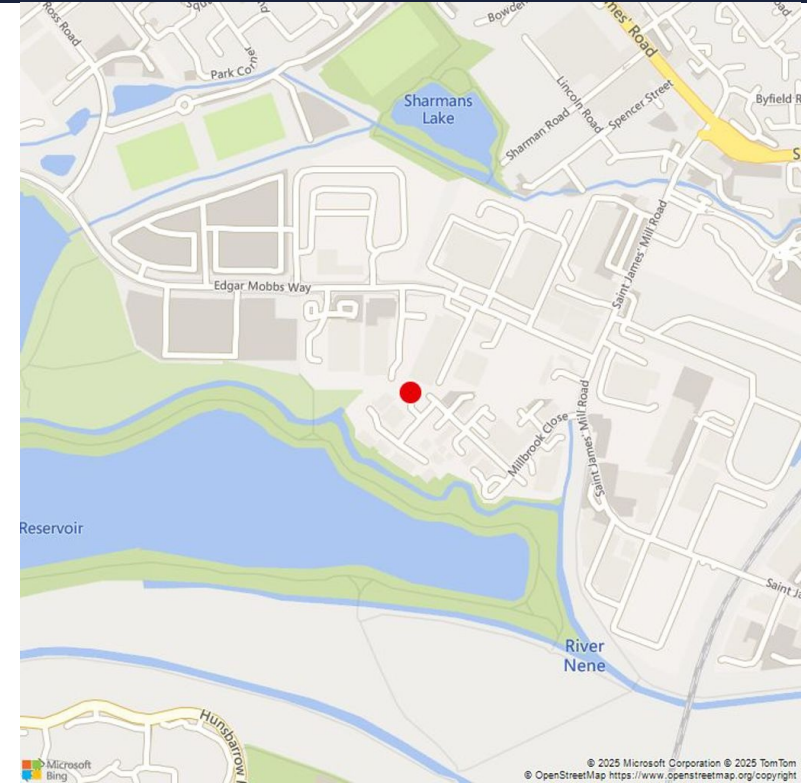
7-8 Millbrook Close, Northampton NN5 5JF

High Quality Warehouse In An Established Industrial Estate

Approx. 2,041 Sq Ft (189.61 Sq M)

To Let

7-8 Millbrook Close, Northampton NN5 5JF



Description

This well-presented industrial/warehouse unit provides excellent trade counter potential and is available as a whole. The property benefits from a prominent position within this established business park and offers strong roadside visibility.

The unit provides a gross internal area of approximately 2,049 sq. ft. (189.62 sq. m). The accommodation includes warehouse space with good eaves height, two level access loading doors and located on a prominent corner location. Externally, the property includes dedicated car parking for multiple vehicles and a shared yard.

Location

7-8 Millbrook Close is situated within the well-established St James Mill Business Park in Northampton. The property occupies a strategic position to the west of the town centre, providing direct access to the region's primary road network.

The A45 dual carriageway runs adjacent to the estate, offering a direct link to Junction 15 of the M1 motorway, approximately 1.5 miles to the east. Northampton town centre is within a two-mile drive, and the A428 for Bedford and central districts is readily accessible within half a mile.

Rent

£29,000 per annum exclusive

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/ratable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

Terms

Available via assignment. The lease is dated 18th September 2024 and expires on 17th September 2033. The property is available via a new lease. The lease will be subject to the Landlord's consent, which will not be unreasonably withheld or delayed.

VAT

All figures quoted are exclusive of VAT, where applicable

Energy Performance Rating

B

Service Charge

TBC

Legal Costs

Each party is to bear their own legal and professional costs incurred.

Business Rates

Current Rateable Value - £15,176

Rates Payable - £7,573

Viewings

By appointment only with sole agents Aitchison Raffety -
Max Buckland 07977 687267
Max.Buckland@argroup.co.uk
and Gerard Barry
07812 687794
Gerard.Barry@argroup.co.uk



www.argroup.co.uk

