



# AITCHISON RAFFETY



- 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

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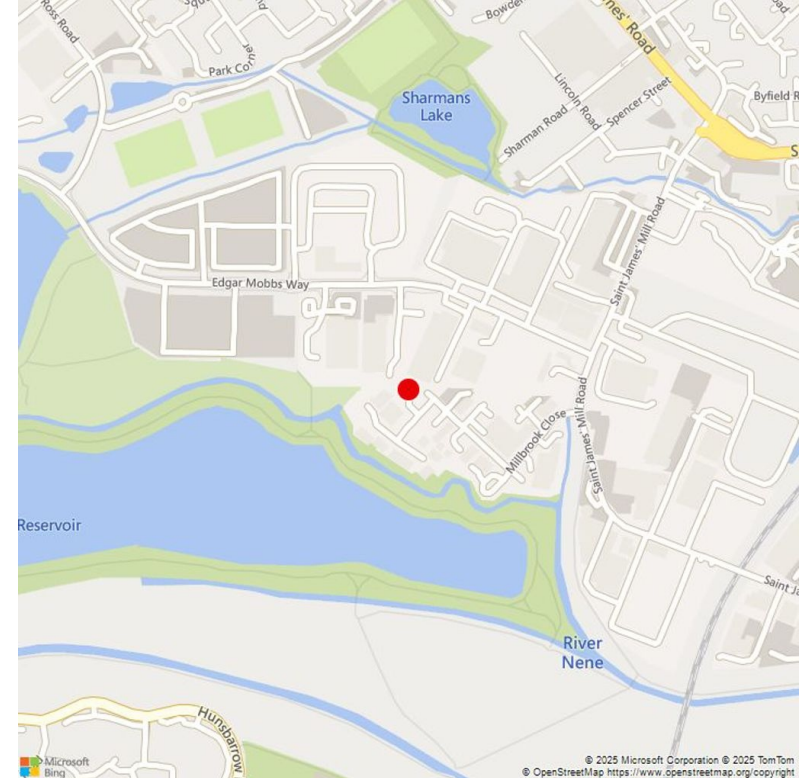
7-8 Millbrook Close, Northampton, Northamptonshire NN5 5JF

High Quality Warehouse In An Established Industrial Estate

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

**To Let**

# 7-8 Millbrook Close, Northampton, Northamptonshire NN5 5JF



## Description

This well-presented industrial/warehouse unit offers excellent trade counter potential and is available as a whole. Benefiting from a prominent corner position, it provides strong roadside visibility.

The property features approximately 2,049 sq. ft. (190 sq. m) of internal space, including a warehouse with good eaves height and two level-access loading doors. Externally, there is dedicated parking for multiple vehicles and access to 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

## 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.

## Business Rates

Current Rateable Value - £15,176  
Rates Payable - £7,573

## 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.

## Viewings

By appointment only with sole agents Aitchison Raffety - Max Buckland 07977 687267 & 0207 907 3700 max.buckland@argroup.co.uk and Emma Kibble emma.kibble@icloud.com 07504 692655



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