Brackmills Central

BRACKMILLS INDUSTRIAL ESTATE
NORTHAMPTON | NN4 7EB

UNDER NEW OWNERSHIP

Industrial / Warehouse Units

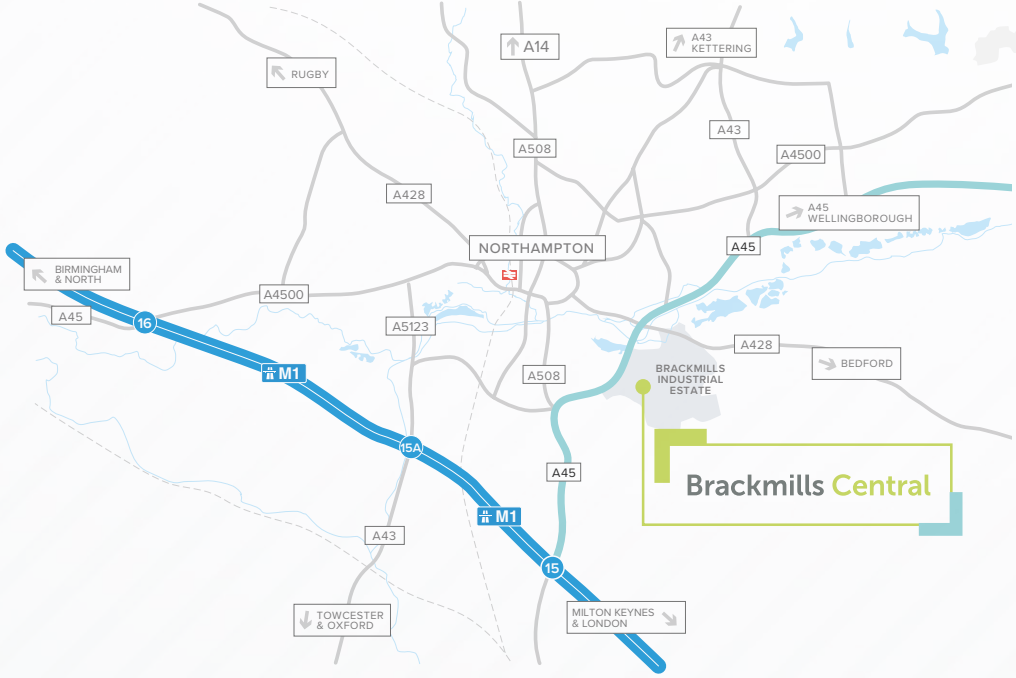
2,951 - 25,172 sq ft (273 - 2,338 sq m) in a prime location

LOCATION

Northampton is strategically located 18 miles south of the M1/M6/A14 interchange which forms one corner of the 'Golden Distribution Triangle' making it one of the leading commercial and distribution locations in the East Midlands.

It is located approximately 67 miles north west of Central London, 12 miles north west of Milton Keynes and 53 miles west of Cambridge. By rail, London Euston and Birmingham are easily accessible within an hour as are the international airports of Luton, Birmingham and East Midlands. London Gatwick and Heathrow are only 100 miles and 50 miles away respectively.

There is also a local airport at Sywell, east of the town, which offers facilities for business and freight services.



SITUATION

The estate is situated off Kilvey Road on the Brackmills Industrial Estate, Northamptonshire's premier industrial area located adjacent to the A45 dual carriageway.

The estate enjoys easy access to Junctions 15,15a and 16 of the M1 motorway, within a few minutes' drive. There is also good access to the A14 (A1/M1 link road) via the A45, A43 & A508 which is approximately 14 miles away.

Brackmills is a desirable location as confirmed by it being the chosen destination for many major international companies such as: Coca Cola, Black & Decker, Panasonic, Tesco, Howdens, Barclaycard, Asda, John Lewis, The White Company and Wickes.

POSTCODE: NN4 7EB

Prime location, just 5 minutes from **M1 junction 15**.

DESCRIPTION

The estate comprises a 32 unit multi-let estate of terraced and semi-detached industrial units ranging from c3,000 – c20,000 sq ft.

The accommodation is constructed around steel portal frames and benefit from pitched insulated roofs incorporating translucent rooflight panels, part blockwork internal walls and external profile steel cladding. The units are accessed via roller shutter doors to production/warehouse areas and personnel doors to office areas. Each has separate office/ancillary accommodation and WC facilities.

VIEW PHOTO GALLERY

AVAILABILITY

31 LYVEDEN ROAD

20,620 sq ft (1,916 sq m)

Refurbished & Ready For Immediate Occupation

- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height 5.75m
- Recently refurbished – Works include:
  - New windows
  - New LED lighting throughout
  - Recarpeted throughout
  - Redecorated throughout
- EPC – B 30
- Business Rates – RV £109,000 (Estimated payable 24/25 - £59,514)

Quoting Rent - £206,200 pa excl

	Sq Ft	Sq m
Ground Floor Office/Ancillary/ Undercroft	2,388	221.83
First Floor Office / Ancillary	2,055	191.00
Warehouse	16,177	1,502.94
Total GIA	20,620	1,915.77

20 GALLOWHILL ROAD

12,586 sq ft (1,169 sq m)

Refurbished & Ready For Immediate Occupation

- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height 5.25m
- Recently refurbished – Works include:
  - New windows and roller shutter door
  - New LED lighting throughout
  - Recarpeted throughout
  - Redecorated throughout
  - Refurbished WC's
  - New roof (20 year warranty)
- EPC – under reassessment
- Business Rates – Awaiting Reassessment
- Estimated RV c£65,000 (Estimated payable 24/25 - £35,500)

Quoting Rent - £138,500 pa excl

	Sq Ft	Sq m
Warehouse	11,075	1,029
Office and Ancillary	1,511	140
Total GIA	12,586	1,169

19 GALLOWHILL ROAD

12,586 sq ft (1,169 sq m)

Refurbished & Ready For Immediate Occupation

- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height 5.25m
- Recently refurbished – Works include:
  - New windows and roller shutter doors
  - New LED lighting throughout
  - Recarpeted throughout
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  - Refurbished WC's
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- EPC – under reassessment
- Business Rates – Awaiting Reassessment
- Estimated RV c£65,000 (Estimated payable 24/25 - £35,500)

Quoting Rent - £138,500 pa excl

	Sq Ft	Sq m
Warehouse	11,075	1,029
Office and Ancillary	1,511	140
Total GIA	12,586	1,169

AVAILABILITY

18 GALLOWHILL ROAD

12,586 sq ft (1,169 sq m)

Refurbished & Ready For Immediate Occupation

- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height 5.25m
- Recently refurbished – Works include:
  - New windows and roller shutter doors
  - New LED lighting throughout
  - Recarpeted throughout
  - Redecorated throughout
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- Business Rates – Awaiting Reassessment
- Estimated RV c£65,000 (Estimated payable 24/25 - £35,500)

Quoting Rent - £138,500 pa excl

	Sq Ft	Sq m
Warehouse	11,075	1,029
Office and Ancillary	1,511	140
Total GIA	**12,586**	**1,169**

25 LYVEDEN ROAD

2,951 sq ft (274 sq m)

Under Refurbishment Available Q1 2025

- Office/ancillary accommodation
- Yard and car parking
- Minimum eaves height 3.66m
- Under refurbishment – Available Q1 2025
- EPC – to be reassessed on completion of refurbishment works
- Business Rates – RV c£20,750 (Estimated payable 24/25 - £10,354)

Quoting Rent - £37,000 pa excl

	Sq Ft	Sq m
Warehouse	2,413	224.5
Office and Ancillary	538	49.5
Total GIA	**2,951**	**274**

26 LYVEDEN ROAD

2,951 sq ft (274 sq m)

Under Refurbishment Available Q1 2025

- Office/ancillary accommodation
- Yard and car parking
- Minimum eaves height 3.66m
- Under refurbishment – Available Q1 2025
- EPC – to be reassessed on completion of refurbishment works
- Business Rates – RV c£20,750 (Estimated payable 24/25 - £10,230)

Quoting Rent - £37,000 pa excl

	Sq Ft	Sq m
Warehouse	2,413	224.5
Office and Ancillary	538	49.5
Total GIA	**2,951**	**274**

SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

VAT

All figures quoted are exclusive of VAT.

SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available. However interested parties are advised to check availability with the relevant utility companies.

ANTI MONEY LAUNDERING CHECK

By law we must comply with Anti-Money Laundering regulations which require us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant.

LEASE TERMS

The units are available on full repairing and insuring leases for a term of years to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior arrangement with the joint agents.

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