

TO LET

PRODUCTION/WAREHOUSE AND OFFICE PREMISES

8,624SQ.FT./801.17SQ.M. APPROX



31 SALTHOUSE ROAD
BRACKMILLS INDUSTRIAL ESTATE,
NORTHAMPTON, NN4 7EX

- HIGH SPECIFICATION PREMISES INCLUDING FULLY FITTED 2-STOREY OFFICES EXTENDING TO 3,272SQ.FT./304SQ.M. APPROX
- 6M / 20FT APPROX EAVES HEIGHT TO PRODUCTION/WAREHOUSE AREA SERVED BY 5M/16FT.6IN APPROX HIGH LOADING DOOR
- FAST DIRECT ACCESS TO M1 MOTORWAY
- AVAILABLE ON FLEXIBLE NEW LEASE TERMS

LOCATION

The premises are located on Cornwell Business Park situated off Salthouse Road, Brackmills, constructed in the late 1980's within a development of 8 high tech business units.

Brackmills is Northampton's premier employment area occupying a strategic location approximately 1.5 miles due north of Junction 15 of the M1 motorway. The estate has attracted major national occupiers including Barclaycard's National Headquarters, Panasonic, Tesco Distribution Ltd, Coca Cola Enterprises Ltd, Mac Tools etc.

DESCRIPTION/ACCOMMODATION

The premises comprise a semi-detached business unit offering a mix of high bay production/warehouse space and fully fitted office accommodation.

Construction is of traditional steel portal frame design with an eaves height of approximately 6m/20ft. within the main production/warehouse area. External finishes are in a combination of brick/inner blockwork and fully insulated cladding: beneath a fully insulated modern steel roof decking incorporating translucent roof lights.

The accommodation comprises:-

Production/Warehouse Area:

Clear span high bay space with internal headroom of 6m./20ft. to eaves. Reinforced and sealed concrete floor. Single 5m high roller shutter loading door. Gas fired blower heater units, fluorescent lighting and 3 phase power.

Internal blockwork construction provides ground floor workshop areas with mezzanine storage over. Male/female wc's.

Ground Floor Offices:

Comprising entrance reception with fitted reception counter. Additional offices in a combination of open plan and individual offices with suspended ceilings and fluorescent lighting, gas fired wet radiator central heating, 3 compartment trunking for power and IT distribution, carpeting. Separate kitchen and male/female wc's.

First Floor Offices:

Comprising mainly open plan office space with additional male/female wc's.

FLOOR AREAS: (Measured gross internal)

Production/Warehouse area: 4461sq.ft./414.42sq.m. approx

2-storey Offices: 3272sq.ft./304sq.m. approx

Mezzanine Storage: 891sq.ft./82.77sq.m. approx

Total Gross Internal Area: 8,624sq.ft./801.17sq.m. approx

Externally the premises enjoy a secure shared private compound giving good access for deliveries and parking.

SERVICES:

The premises have the benefit of all main services including 3 phase power and gas supplies.

RATING ASSESSMENT:

The Valuation Office website identifies the following rating assessment.

Rateable Value: £37,500
Current Rates Payable 2008/209: £17,325

LEASE TERMS:

The premises are available on a new full repairing and insuring lease for a term to be agreed. Rent on application.

VAT:

All figures quoted are exclusive of VAT which the landlord may choose or have a duty to impose.

LEGAL COSTS:

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in the grant of a new lease.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:

Stephen Smith BSc FRICS
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MISREPRESENTATION ACT



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(For identification purposes only)

