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Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET
INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT
5,358 sq ft



4 GATELODGE CLOSE
ROUND SPINNEY INDUSTRIAL ESTATE
NORTHAMPTON
NN3 8RJ

- END OF TERRACE.
- 4.2M MINIMUM EAVES TO MAIN AREA
- GROUND AND FIRST FLOOR OFFICES
- FRONT FORECOURT LOADING/PARKING

TO LET ON A NEW LEASE AT £35,000 PER ANNUM EXCLUSIVE
FOR A TERM OF YEARS TO BE AGREED



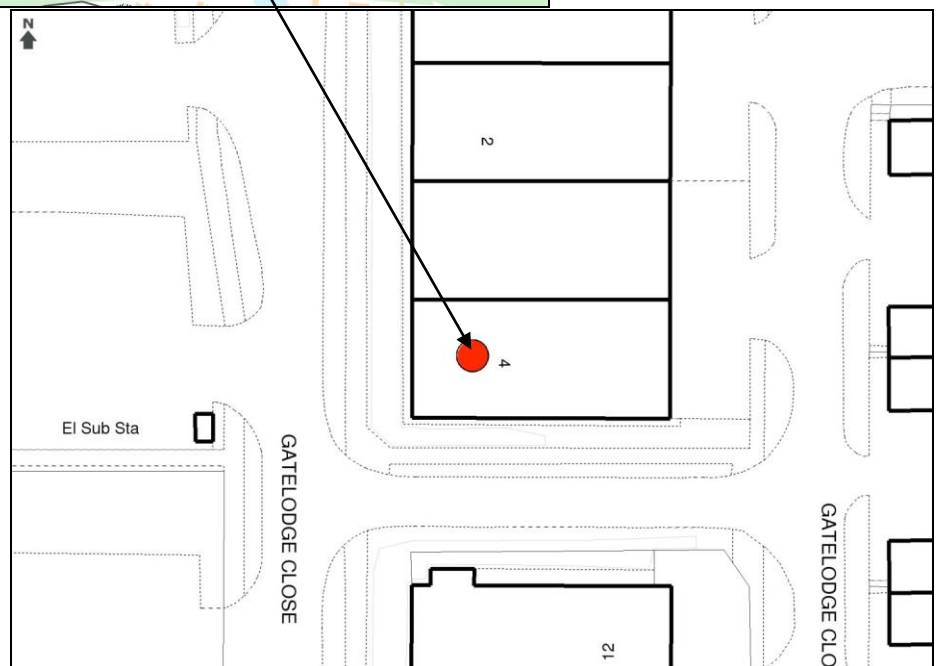
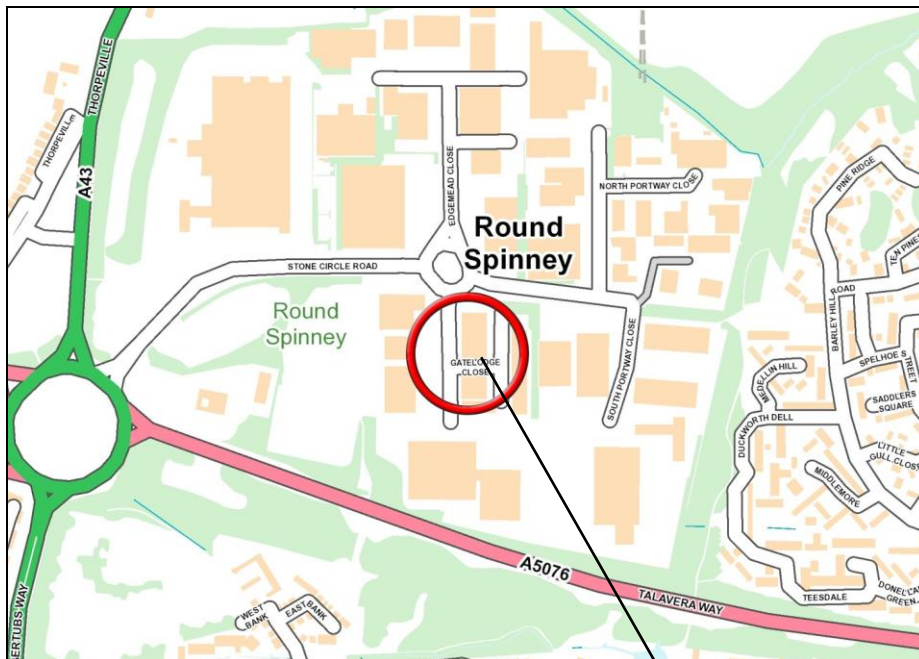
RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Round Spinney is located approximately 3 miles north east of Northampton town centre. There is direct dual carriageway access to Junction 15 of the M1 (6 miles) via the A43 and A45 dual carriageways. The A14 and east coast ports can be accessed via the A43 to Kettering approximately 9 miles to the north.



DESCRIPTION

The property comprises an end-terrace warehouse/light industrial unit of steel portal frame construction with block work internal elevations to a minimum eaves height of 4.2m. The main area is fitted with lighting and is accessed via a roller shutter loading door.

Male and female WC facilities and a kitchen area are located on the ground floor via a reception with stairs leading to the first floor open plan office which has suspended ceilings with inset lighting and gas fired radiator heating.

ACCOMMODATION

Ground Floor	
(inc reception, 2 WCs, kitchen and tenant offices if required)	447.80 sq m (4,820 sq ft)
First Floor Office	49.96 sq m (538 sq ft)
Total	497.8 sq m (5,358 sq ft)

RATES

Rateable Value: £TBC Rates Payable (ignoring any small business rates relief) £TBC

It is important that interested parties verify this information with West Northamptonshire Council Rating Department on (0300 126 7000).

TERMS

The property is available to let on terms to be agreed at a rent of £35,000 per annum, exclusive.

VAT

The rental excludes any VAT which the landlord may have a duty or choose to impose.

EPC

72 (Band C)

VIEWING

Strictly by appointment through the Agents:



Elliott Halliwell

Tel: 01604 639657

Email: eh@hadlands.co.uk

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