



SMALL SCALE INDUSTRIAL ESTATE OR POTENTIAL REDEVELOPMENT OPPORTUNITY OF WEST BAULK INDUSTRIAL ESTATE, KISLINGBURY, NORTHAMPTON





Key Points

- **Approximately 2.7 miles east of J16 of the M1 Motorway**
- **The site comprises 1.15ha (2.85 ac) with 6 small industrial units and an ancillary office unit, totalling c.9,750 sqft**
- **Within the confines of Kislingbury settlement boundary**
- **The site lends itself to a range of opportunities either within its existing use or redevelopment STP**

Opportunity

The 2.85-acre site is positioned approximately 2.7 miles east of J16 of the M1 Motorway, and lends itself to a variety of opportunities, either in its existing use or a potential redevelopment opportunity, subject to planning.

The site currently comprises 6 industrial units of which 4 are currently let together with an ancillary office unit totalling c.9,750 sqft. The existing buildings total c.8% of the site area.

The site currently generates a total of £32,400 per annum.

Location and Situation

The triangular shaped site is located east of Bugbrooke Road, on the edge, but within, the settlement boundary of Kislingbury. Kislingbury is a village situated on the northern side of the M1 Motorway between Junctions 15A and 16 and within the local authority area of West Northamptonshire. The site is bordered by Bugbrooke Road to the north west, existing and former local authority housing to the north east and the M1 Motorway to the south. The site is well screened from the Motorway.

Planning

The site is within the confines of Kislingbury settlement boundary; defined as a 'Secondary Service Village (third category)' within the South Northamptonshire Local Plan (Part 2). There are no significant planning constraints.

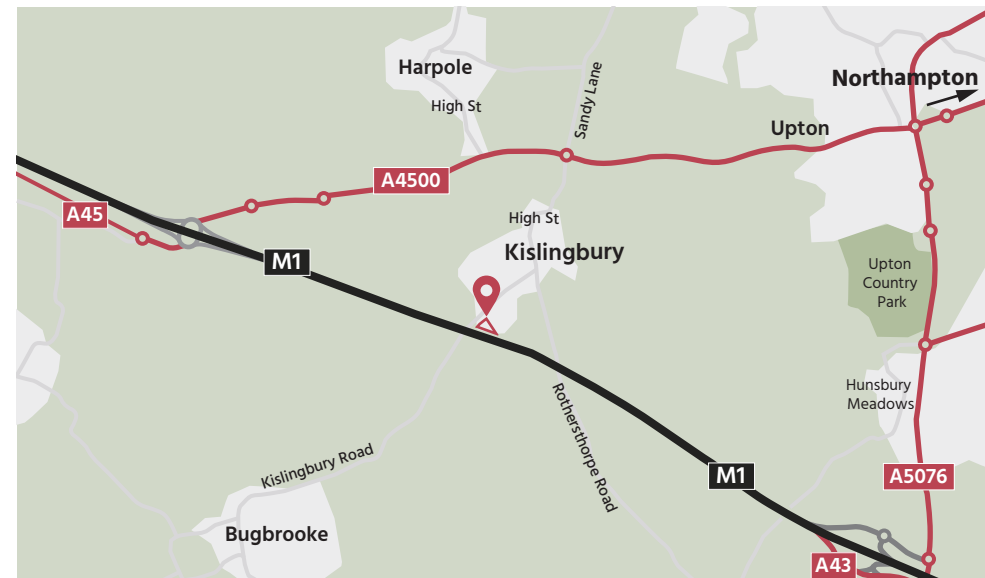
Tenancy information

The freehold of the property is available.
The site is registered under the Title Number NN244766.

Method of Disposal

Unit	Sq Ft*	Tenant	Terms
Unit 1	1,473	Kizzle Autos Ltd	<ul style="list-style-type: none"> £7,200 per annum 2 years from 1 July 2022, ending on 30th June 2024
Unit 2	1,473	Tenant vacating.	Expired
Unit 3	1,473	Tenant vacating.	Expired
Unit 4	1,582	Unpainted Kitchens	<ul style="list-style-type: none"> £7,200 per annum 2 years from 1 July 2022, ending on 30th June 2024
Unit 5	1,582	Private Individual	<ul style="list-style-type: none"> £7,200 per annum Ending on 30 June 2024
Unit 6	1,582 581 (office)	Kizzle Autos Ltd	<ul style="list-style-type: none"> £10,800 per annum 2 years from 1 July 2022, ending on 30th June 2024

*Source: VOA, 2024



Tenure

The freehold of the property is available.

The site is registered under the Title Number NN244766.

Method of Disposal

The Landowner is seeking freehold unconditional offers only.

Rights of Way, Wayleaves & Easements

The Property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

We have been informed that there is a main gas pipe which runs along the southern boundary of the site.

Local Authority Area

The site falls within the administrative boundary of West Northamptonshire Council.

Viewings

No entry onto the property is permitted without prior consent and must be arranged through Gerald Eve LLP.

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