

Industrial / workshop unit for lease

Gladstone Road, Northampton, NN5 7QF



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- Industrial / workshop unit
- Offices / secure yard / parking areas
- 20,152 sq ft (1,872.21 sq m) GIA

Get more information

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Avison Young

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Property Description

The premises consists of traditional brick built industrial unit that sits under a multi-pitched truss roof clad with corrugated roof sheets. The building is located on a shared site made up of the subject unit, together with an unoccupied two storey office building to the southwest. We believe that the unit is served by all mains services including gas, water and 3-phase electricity.

Externally, the unit provides a demised, secure surfaced yard area, with designated parking.

Specification

- 2 up and over level access doors
- 4.51 m working height
- LED lighting
- WC and kitchenette facilities
- Vehicle inspection pit
- Site area 1.18 acres
- Secure yard
- Designated parking

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m
Warehouse	17,861	1,659.30
Office / stores	1,606	149.22
Welfare area	686	63.69
Total (GIA)	20,152	1,872.21

Rent

Rent on application.

Location

The unit is situated on Gladstone Road, approximately 2.5 miles North-West of Northampton Town Centre. The area is home to a mix of commercial users and residential dwellings.

The nearby A4500 provides good access to the M1 and the wider motorway and main arterial route network with quick and easy access to both the M45, A45 & A5. Nearby occupiers include, Carlsberg, Jewson, Screwfix & Topps Tiles.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

Rates

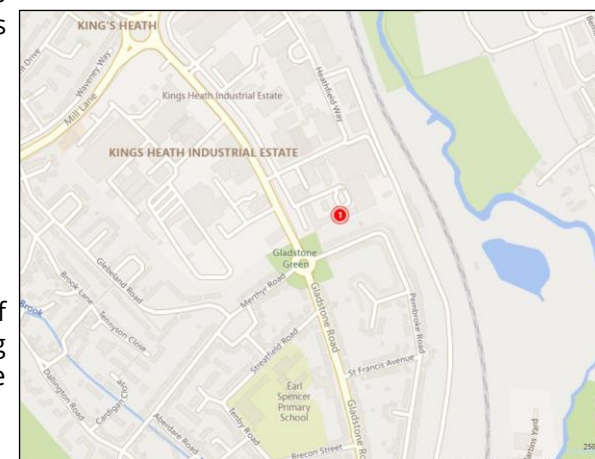
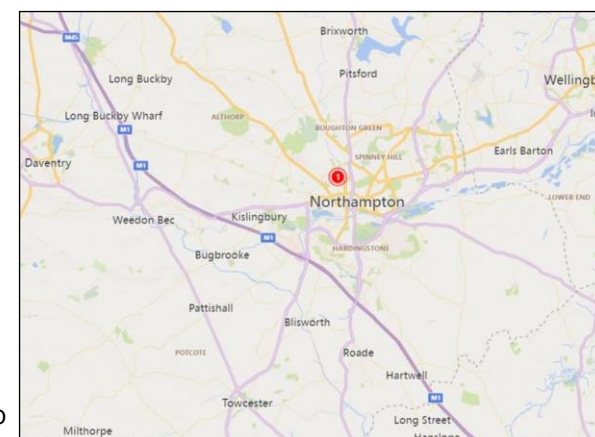
We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

EPC

D99

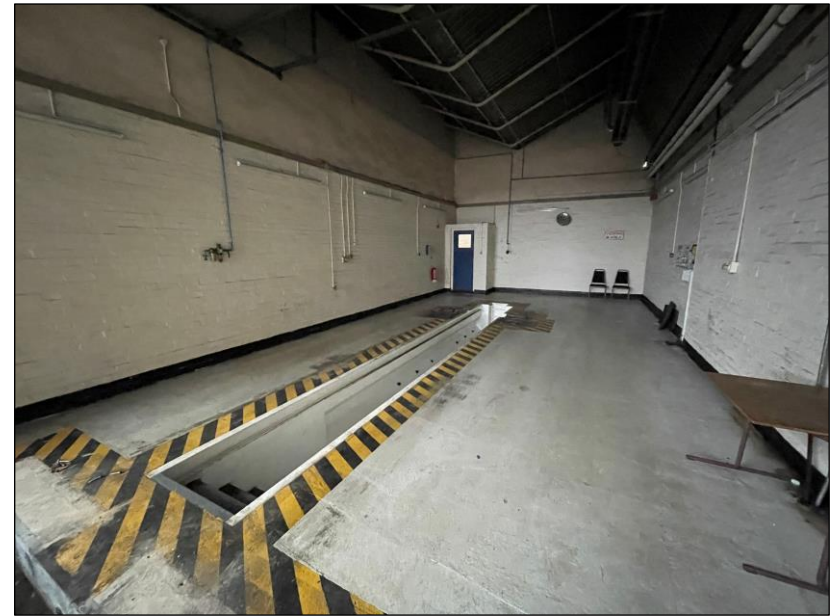
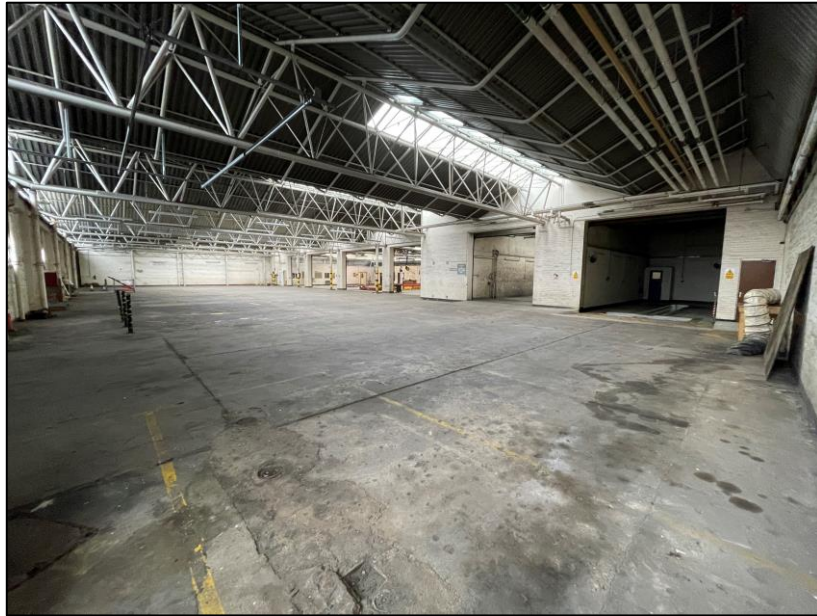
Tenure

The unit is available by way of Leasehold on a new full repairing and insuring lease. Please enquire for further details.



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April 2024

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