

AVAILABLE JANUARY 2024

CAR PARKING  
FOR 25 VEHICLES

YARD AREA  
6,000 sq. ft.  
SECURE YARD

OPPORTUNITY TO SPLIT

**TO LET** Industrial / Warehouse Unit  
15,900 sq.ft (1,477 sq.m)

Units 18 and 19, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL

• Other occupiers on the estate include Vindis Audi, Speedy Hire, PureGym and Edmundson Electrical.

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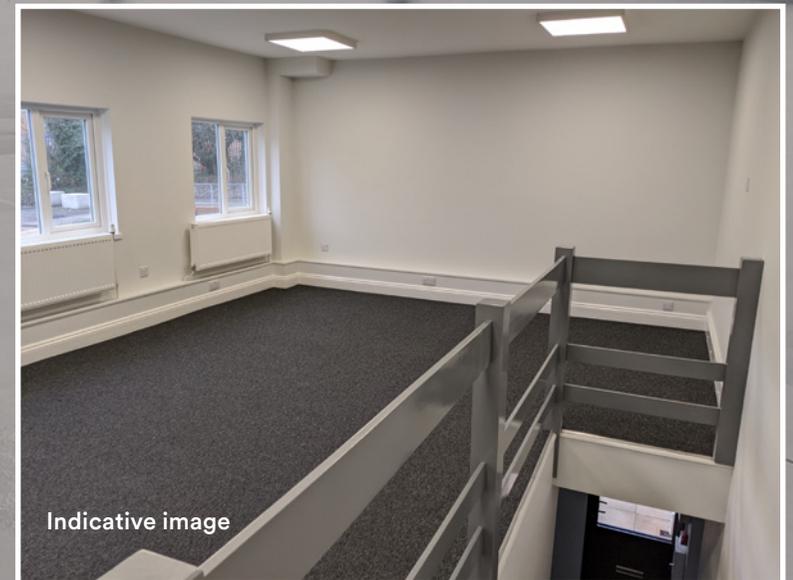
Units 18 and 19, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



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Indicative image



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# Units 18 and 19, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL

## Areas (Approx. Gross Internal)

Combined Units	15,900 sq.ft	(1,477.16 sq.m)
<b>Total</b>	<b>15,900 sq.ft</b>	<b>(1,477.16 sq.m)</b>

## Location - NN5 5HL

Northampton is an established industrial and logistics location strategically located on the M1 motorway in the heart of the "Golden Triangle". Northampton is situated 66 miles north west of London and 55 miles south east of Birmingham. The town has excellent road communications with the M1 motorway all within 5 miles of the town centre. The A45 dual carriageway runs to the south of the town, providing a fast link between the M1 (J15) and the A14 at Thrapston. The Westgate Industrial Estate benefits from a strong mix of industrial, trade, automotive and retail occupiers, along with excellent access to Junctions 15a and 16 of the M1 Motorway.

## Description:

The property comprises of steel portal frame construction with external elevations of facing brick and cladding above with a minimum eaves height of 6.2m. Loading is via two ground level roller shutter loadings. Internally the warehouse area is fitted with lighting throughout with. Office/ancillary accommodation is located at the front of the building in a two-storey office section, providing a small ground floor reception/office with stairs to a single open plan office at first floor level. Externally there is a large yard with excellent circulation. To the east elevation of the property there is an additional gated yard totalling approximately 6,000 sq. ft. Consideration maybe given to splitting the unit.

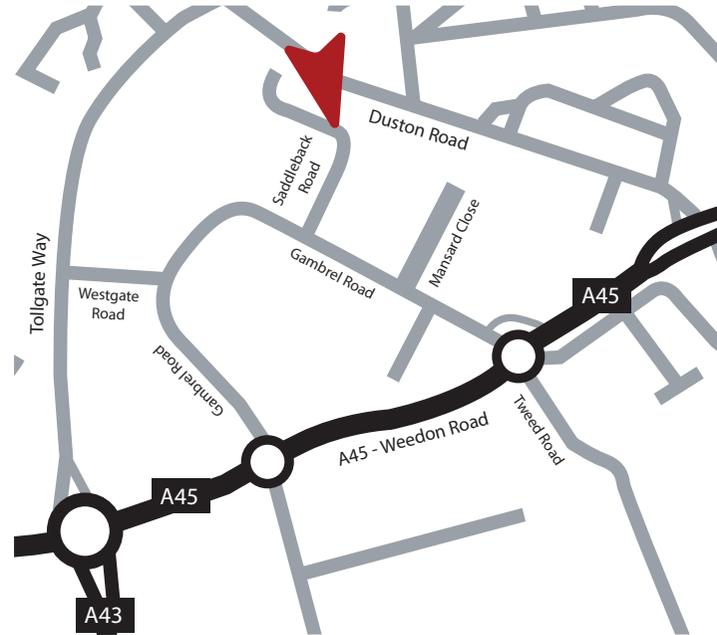
## Rent

Guide rent of £151,500 subject to lease terms and covenant.

## Business Rates

Rateable Value £88,500.

All parties to make their own enquiries with West Northamptonshire Council.



## Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

EPC-C54

## Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

## Anti Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.



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## Viewing

Strictly via prior appointment with the appointed agent

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**01604 60 40 20**

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