

Millbrook Close, Northampton **NN5 5JF**

TO LET



802 - 3,070 SQ FT
(75 - 285 SQ M)

High Quality Industrial / Warehouse Units

**Lambert
Smith
Hampton**

Northampton NN5 5JF

Description

St James Mill Business Park is a well established industrial estate in Northampton which comprises a range of units of steel portal frame construction with brick-built elevations to half height and steel profile cladding above.

The units provide high quality space that benefit from LED lighting, level access loading, WC facilities, three phase power supply and are suitable for a variety of uses. Externally there are parking and shared loading provisions.

ACCOMMODATION	Sq Ft	Sq M
Unit 3	1,637	152
Unit 6	802	75
Unit 13	813	76
Unit 25	3,070	285

Specification

- Established trade / industrial estate
- Good eaves height
- Level access loading doors
- Three phase power supply
- Onsite parking and shared loading provisions

Location

The units are located on the popular St James Mill Business Park. The estate is accessed via the A4500, St James Road, which provides direct access to the M1 at J16 and A5076 leading to the M1 (J15a), A45 & A14.

EPC

Unit 3 - A (19)
Unit 6 - C (71)
Unit 13 - B (40)
Unit 25 - B (41)

Terms

The units are available on full repairing and insuring leases with terms to be agreed (subject to lease terms and covenant strength - subject to contract).

Rent

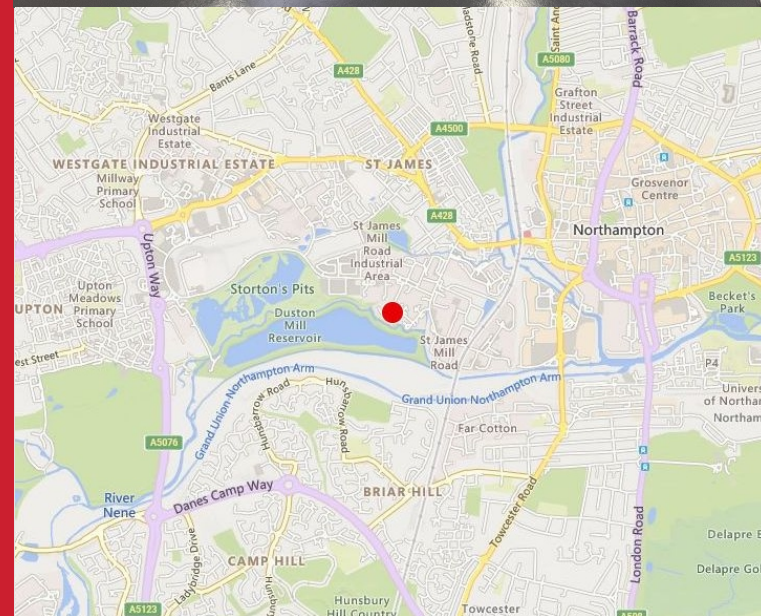
On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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