



**Baker
Harman**

TO LET: Industrial / Warehouse unit



Units 3 & 4

**1 North Portway Close,
Round Spinney,
Northampton, NN3 8RD**

- 7,233 – 16,136 sq ft (671.97 – 1499.05 sqm) Warehouse/Industrial Unit
- Available for immediate occupation
- 2 level access loading doors
- Located on the popular Round Spinney Industrial Estate

LOCATION

The property is situated on North Portway Close on the popular Round Spinney Industrial Estate in Northampton.

Round Spinney is located approximately 3 miles northeast 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 subject property comprises a industrial/warehouse unit that forms part of a larger building.

The property benefits from the following specification/amenities:

- Minimum full eaves height of 5 metres.
- Office/ancillary accommodation.
- 2 level access loading doors.
- Lighting to the warehouse.
- WC facilities.
- Shared secure yard area.

ACCOMODATION

The property comprises the following Gross Internal Area (GIA):-

Unit 3	7,233 sq ft (671.97 sq m)
Unit 4	8,903 sq ft (827.08 sq m)
Total	16,136 sq ft (1499.05 sq m).

EPC

The property has an EPC Rating of 68 in Band C.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

BUSINESS RATES

The Rateable Value for the whole space is as follows:

Rateable Value: £76,500

The Uniform Business Rate for 2026/27 is 48p in the £.

The individual units will need to be separated out at the appropriate time.



LEGAL COSTS

Each party is to bear their own legal costs.

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage). None have been tested by the agents.

All interested parties should make their own enquiries in this regard.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TERMS

The property is available either as a whole or by way of subdivision by way of a new Full Repairing and Insuring lease on terms to be negotiated.

Guide Rent:

Unit 3 - £61,500 pax

Unit 4 - £76,000 pax

Units 3/4 - £137,500 pax

VIEWING

To view and for further details please contact:



Richard Baker BSc (Hons) MRICS

Mob: 07725 834136

Email: richard@bakerharman.com

Website: www.bakerharman.com