

## TO LET

**IBEX HOUSE WAREHOUSE, BRIXWORTH,  
NORTHAMPTON. NN6 9UA**



- Warehouse Area: 7,341 Sq.Ft. (681 m.sq.)
- Shared access covered loading bay
- 6 car spaces

# IBEX HOUSE WAREHOUSE, BRIXWORTH, NORTHAMPTON

## Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

Brixworth is located 7 miles north of Northampton on the A509 with easy access to the A14. The building is on the Scaldwell Road Industrial Estate.

## Description

A portal frame warehouse with 5.4m eaves height and 7.5m at the apex. Access is via a covered loading bay.

## Accommodation

The premises have the following approximate areas.

Ground Floor     **7,341 Sq.Ft.**  
                          **(681 m.sq.)**

## Terms

The property is available on a new lease on flexible terms to be negotiated. The lease will be drawn on an effective full repairing and insuring basis and include 5-yearly upward only rent reviews.

## Rent

£47,500 annum exclusive

## Rates

Interested parties should direct all enquiries regarding business rates towards the local charging authority.

## EPC

An EPC been commissioned and a copy is available upon request.

## Legal Costs

Each party is to be responsible for its own legal costs in connection with this matter.

## Viewing and Further Information

Viewing strictly by prior appointment with **Chown Commercial**

## Stephen Chown

Chown Commercial

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These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

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