



**Baker
Harman**

TO LET:

High Quality Industrial Unit



**Unit 10 Hartwell Business Park,
Hartwell,
Northampton**

- Available by way of new FRI Lease
- Good access to A508 & M1 (J15)
- 1,000 sq ft Industrial/Warehouse Unit
- Available for occupation in September 2026.

LOCATION

Hartwell Business Park is located on the outskirts of Hartwell village approximately 8 miles south of Northampton and 13 miles north of Milton Keynes.

The site benefits from excellent access to arterial routes, being approximately 2 miles from the A508 and approximately 5 miles from Junction 15 of the M1 motorway.

DESCRIPTION

The development comprises 2 brand new industrial/warehouse units providing total space of 2,000 sq ft (185.92 sqm).

Unit 10 will be fitted to a good level of specification including the following:-

- 5m minimum eaves height
- 1 no. up and over loading door
- WC Facilities
- Kitchenette
- Open plan office area
- 3 phase power
- Allocated car parking
- Shared yard area
- PV panels installed
- EV charging facilities
- Access controlled gate and secondary lighting.

ACCOMMODATION

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

Unit 10 1,000 sq ft (92.96 sq m).

BUSINESS RATES

The units have yet to be assessed.

EPC

EPC Certificates will be provided upon completion. It is anticipated that the units will have an EPC Rating within Band A, which will reduce costs for tenants.

VAT

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

