



**Baker
Harman**

TO LET: Industrial / Warehouse unit



**Unit C Meteor Park,
Edgemead Close, Round Spinney
Northampton, NN3 8RG**

- 24,650 sq ft (2,290 sqm) Warehouse/Industrial Unit
- Comprehensively Refurbished
- Ready for immediate occupation
- 4 Dock and 2 level access loading doors
- Located on the popular Round Spinney Industrial Estate

LOCATION

The property is situated on Meteor Park off Edgemoor 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 detached warehouse/ industrial unit with a self-contained yard area and separate car parking area.

The property benefits from the following specification/ amenities:-

- Comprehensively Refurbished.
- Minimum full eaves height of 6.5 metres.
- 2-storey office/ancillary accommodation.
- 4 dock loading doors and 2 level access loading doors.
- Large secure yard area.
- LED lighting to the warehouse.
- Comprehensive Male and Female WC facilities.
- Solar Panels to be installed.
- Solar PV Panels have been installed.
- Separate car parking facilities.

ACCOMODATION

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

	Sq Ft	Sq M
Ground Floor Warehouse	21,725	2,028
Ground Floor Office/ Ancillary	1,464	136
First Floor Offices/Ancillary	1,464	136
Total	24,653	2,300

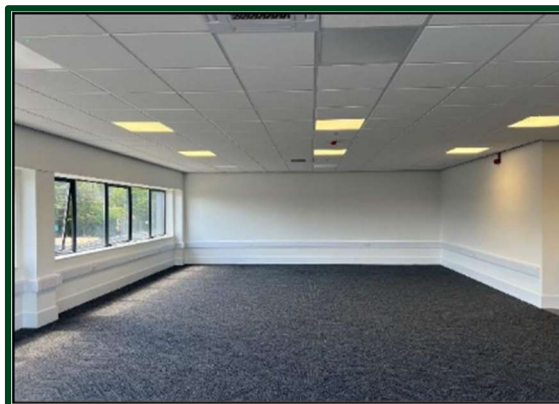
EPC

The property has an EPC Rating of 19 in Band A.

BUSINESS RATES

Rateable Value: £194,000

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



VAT

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

LEGAL COSTS

Each part 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 as a whole by way of a new Full Repairing and Insuring lease on terms to be negotiated.

Guide Rent: £250,000 pa exclusive.

VIEWING

To view and for further details please contact:



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