

TO LET / FOR SALE

1 RHOSILI ROAD • BRACKMILLS INDUSTRIAL ESTATE • NORTHAMPTON • NN4 7LZ

/// LAYING.TIMES.OFTEN



Prominent Industrial/Warehouse building on the Brackmills Industrial Estate in Northampton

72,846 sq ft (6,767.63 sq m) building on a 3.95 acres (1.6 hectares) self-contained site

A Landmark Opportunity at Brackmills Industrial Estate



- **72,846 SQ FT (6,767.63 SQ M) DETACHED INDUSTRIAL/WAREHOUSE BUILDING**

- **LOCATED IN A PROMINENT POSITION AT THE ENTRANCE TO THE BRACKMILLS INDUSTRIAL ESTATE**

- **3.95 ACRES (1.6 HECTARES) SELF-CONTAINED SITE**

DESCRIPTION

The subject property comprises a detached industrial/warehouse building extending to approximately **72,846 sq ft (6,767.63 sq m)** on a **3.95-acre site**.

The warehouse is arranged in **three separate bays**, offering flexible accommodation suitable for both industrial and warehousing operations.

A **separate two-storey office and ancillary building** provides a mix of cellular and open-plan space, finished to a good standard. The warehouse and offices are connected via **three internal links**.

The property benefits from the following key features:

- 6M FULL EAVES HEIGHT
- 3 LEVEL ACCESS LOADING DOORS
- LARGE YARD AREA LOCATED TO THE SIDE OF THE PROPERTY
- EXPANSION LAND
- SEPARATE YARD ACCESS OFF KILVEY ROAD
- COMPREHENSIVE TWO STOREY OFFICE/ANCILLARY ACCOMMODATION
- APPROXIMATELY 140 VEHICLE CAR PARKING SPACES
- CAR PARK ACCESSED OFF A SEPARATE ACCESS ON RHOSILI ROAD



ACCOMMODATION

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

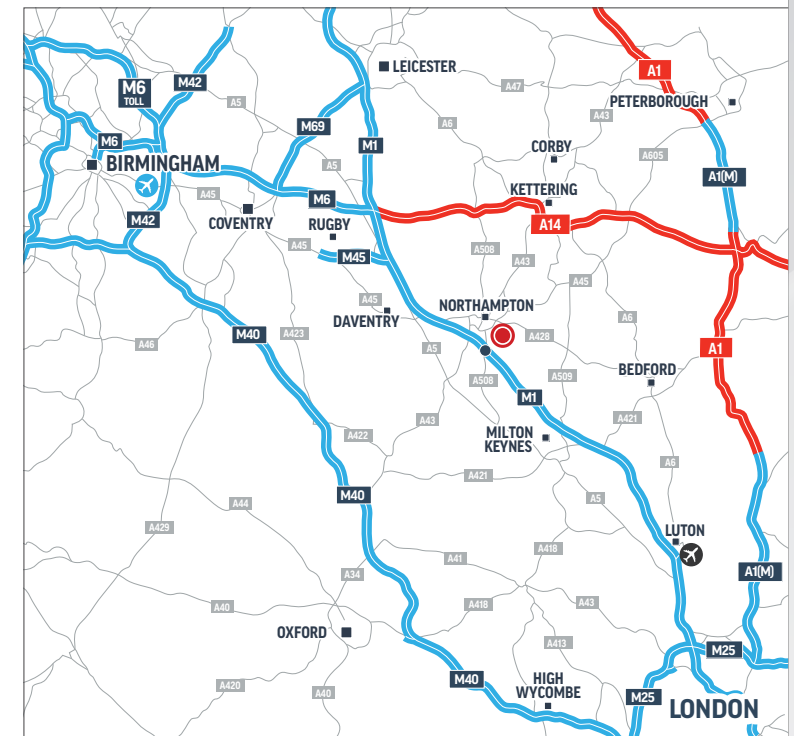
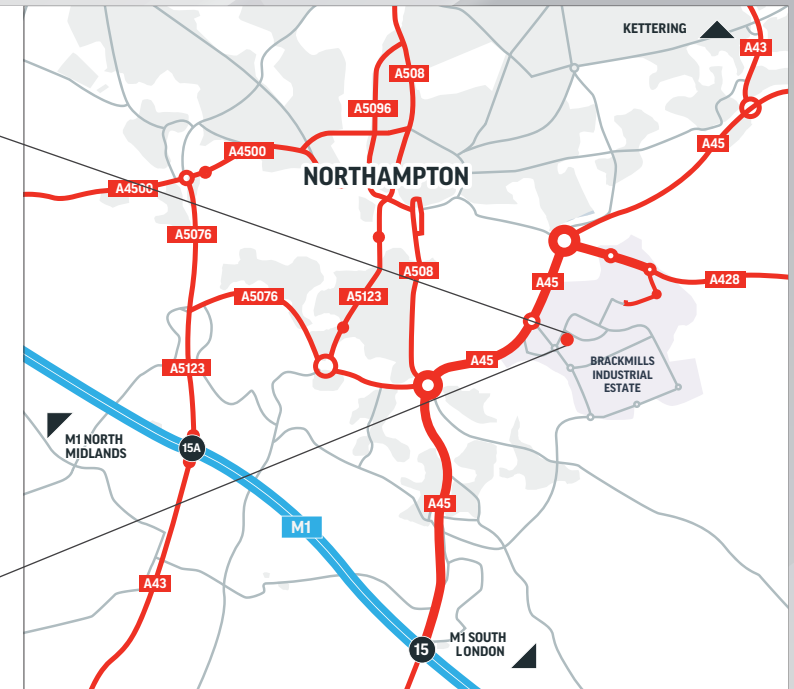
	sq ft	sq m
Warehouse		
Ground Floor	62,114	5,770.53
Offices		
Ground Floor	5,218	484.76
First Floor	4,546	422.38
Links	968	89.96
TOTAL GIA	72,846	6,767.63

LOCATION

The property is located on **Rhosili Road** within **Brackmills Industrial Estate**, one of Northampton's leading industrial and logistics locations. Brackmills attracts a strong mix of regional, national, and international occupiers, drawn by its strategic position, excellent transport links, and established infrastructure.

The estate offers superb connectivity, positioned approximately **0.5 miles from the A45**, giving fast access to the **M1 at Junction 15** (around 4 miles) and the **A14 at Thrapston** (Junction 13). These routes provide seamless links to the wider motorway network, including the **M1, M6, M25, M40, and M45**.

Major nearby occupiers include **Barclaycard, Travis Perkins, Uniserve, John Lewis, DSV, Dachser, Asda, and Decathlon**, reinforcing Brackmills as a key hub for distribution, logistics, and employment.



AIRPORTS

East Midlands	57 miles
Birmingham	45 miles
Heathrow	66 miles

MOTORWAYS

M1 Junction 15	3.8 miles
M1 Junction 16	9 miles
M1/M25 Interchange	56 miles

TOWNS

Milton Keynes	19 miles
Birmingham	9 miles
London	67 miles

>> [GOOGLE MAPS LINK](#)

>> [WHAT3WORDS](#) // [LAYING.TIMES.OFTEN](#)



TOWN CENTRE

M1

M1 J15

A45

barclaycard

RHOSILI ROAD

J&J Global Fulfilment

JOHN LEWIS & PARTNERS

IN'n'OUT AUTOCENTRES

RHOSILI ROAD

stertil

HOWDENS JARDEN OIL

Johnson & Starley

BRITISH PEPPER & SPICE

DX

KILVEY ROAD

MINSTER

A Hub for National & International Operators

TENANCY

The property is currently let to **Johnson & Starley Limited** on a **15-year lease from 25 March 2016**, with a **tenant break option on 25 March 2026**. The tenant has served notice to exercise this break.

The lease is **guaranteed by Browallia Holdings Limited**.

The **current passing rent is £437,500 per annum**, equating to **£6.00 per sq ft**.

DILAPIDATIONS

A Schedule of Dilapidations has been prepared on behalf of the landlord. A copy is available upon request.

TENURE

The property is held **freehold**.

FREEHOLD

The property is available on a Freehold basis subject to the existing lease.

LEASEHOLD

The property is available on a Leasehold basis on lease terms to be agreed following the reinstatement, repair and redecoration of the property.



SERVICES

We understand the property benefits from all mains services.

BUSINESS RATES

The property currently has a Rateable Value of £230,000.

The Uniform Business Rates for 2025/26 is 55.5p in the £.

EPC

An EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in respect of any transaction.

VAT

We are advised that the premises are elected for VAT and as such VAT will be charged on the rent.

TERMS

The property is available on a leasehold basis at a guide rent of **£550,000 pa (£7.75 psf)** exclusive on terms to be negotiated.

Alternatively, the property is available on a freehold basis (subject to the existing lease) at a guide price of **£9,000,000** exclusive of VAT. This equates to a capital value of £125.00 psf.

VIEWING

For further information please contact sole agents:



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Anti-Money Laundering & Terrorism Financing Regulations:
In accordance with anti-money laundering and terrorism financing regulations, two forms of identification (including passport) and confirmation of funding will be required from all applicants proceeding in a lease or purchase.

Misrepresentation: Baker Harman for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: (i) The particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute whole or part of, an offer or contract; (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Baker Harman has any authority to make or give any representation or warranty whatsoever in relation to this property. Services: We have not been able to test any of the services and installations and recommend that prospective purchasers or lessees arrange for a qualified person to check them before entering into any commitment. VAT: All rents, prices and charges quoted in these particulars may be subject to VAT. Liability: Baker Harman will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 03/26