



HIGH QUALITY LIGHT INDUSTRIAL UNITS - TO LET

UNITS 1 & 2 BRIAR HILL FARM, MAIDFORD ROAD,
TOWCESTER NN12 8FD

- Unit 1 108.3 sq m (1,165 sq ft)
- Unit 2 157.33 sq m (1,693 sq ft)
- High quality refurbished units
- Prestigious estate, excellent location

FROM £12,500 - £30,500 PAX LEASEHOLD

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LOCATION

Briar Hill Farm is located on the outskirts of Blakesley with direct access off the Maidford Road. Blakesley is 5 miles west of Towcester, and 12 miles south west of Northampton with easy access to the A5 and A43 dual carriageway.

DESCRIPTION

Units 1 and 2 comprise two adjoining light industrial units of steel portal frame construction. The units have been refurbished throughout with high quality insulated cladding and roofs with skylights. Each unit has independent personnel access and electrically operated roller shutter doors. Loading and unloading is to the front elevation only and all parking is to be in a designated, communal parking area on site. The units are finished to a high specification with office and welfare facilities in each unit.

ACCOMMODATION

The property has the following (approximate) net internal floor areas.

Description	Sqft	Sqm
Unit 1 Room	1,165	108.30
Unit 2 Room	1,693	157.33
Total NIA	2,858	265.63

SERVICES

Mains electricity, water and drainage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

To be assessed.

LEASE & RENTAL TERMS

New leases will be offered on a fully repairing and insuring basis for a term to be agreed by negotiation. We envisage a minimum term of six years with a tenant option to break the lease at the end of the third year of the term.

EPC

We are advised that currently no EPC is required.

VAT

VAT will be charged in addition to the rent.

LEGAL COSTS

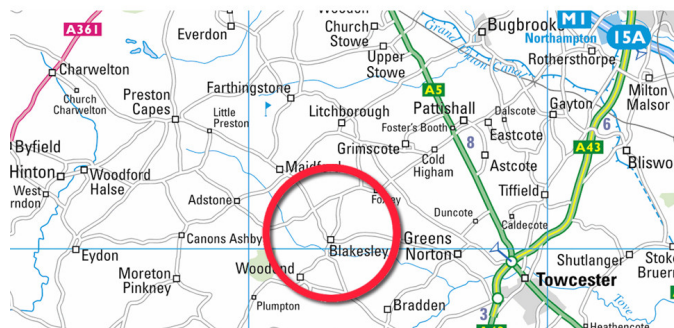
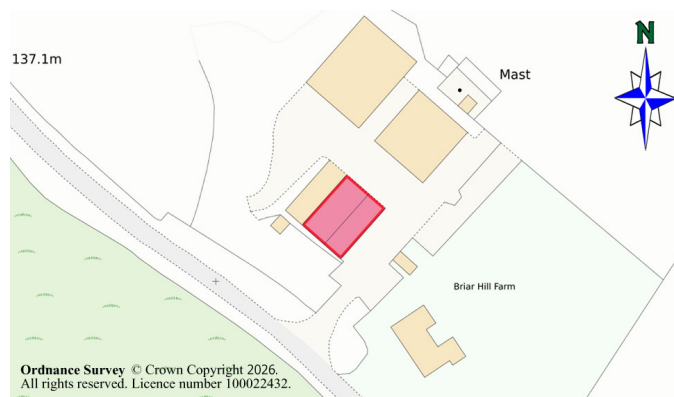
Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agent.

For further information or to arrange a viewing please contact:

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