



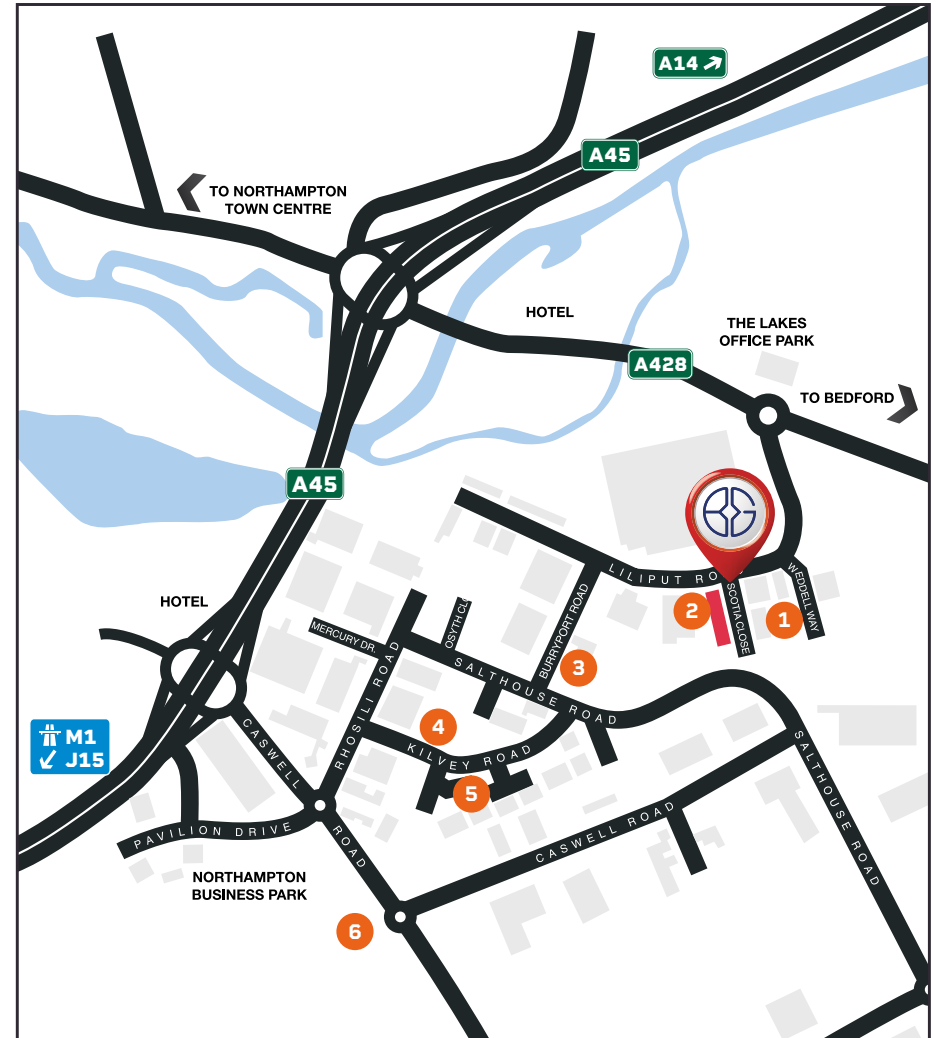
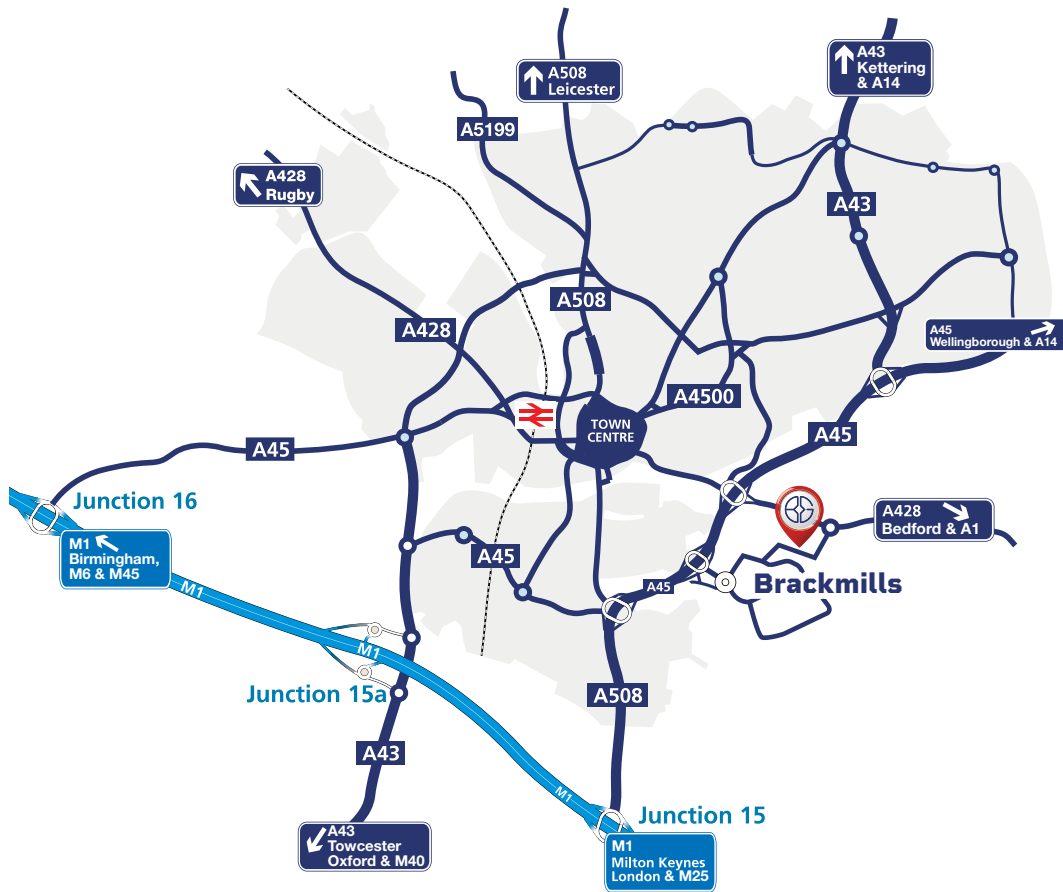
# BRACKMILLS GATEWAY TRADE PARK

UNITS 8-11 SCOTIA CLOSE  
BRACKMILLS | NORTHAMPTON | NN4 7HR



TRADE COUNTER / INDUSTRIAL UNITS TO LET 4,915 - 19,701 SQ FT (457 - 1,830 SQ M)

REFURBISHMENT INSTRUCTED • WELL KNOWN BUSINESS PARK LOCATION • SELF CONTAINED FENCED YARDS • M1 J15 4 MILES



## LOCATION

Brackmills Gateway Trade Park is located off Liliput Road on the Brackmills Industrial Estate, providing direct access to the A45 which links to the M1 at Junction 15 (approximately 4 miles).

Northampton railway station is located approximately 2 miles away and provides direct services to London Euston and Birmingham New Street with a journey time of approximately 1 hour.



- |   |  |   |   |   |
|---|--|---|---|---|
| 1    simply flooring | 2                 | 3    | 4    | 5    |
| 6                    |  SIMPLY LUXURIOUS |      |      |      |



NORTHAMPTON

A428

← M1 (J15)

Peterborough / A14 →

TP

John Lewis

YODEL

Wickes

A428

A45

CBUTT

Clipper

Accuride

Premier Inn

DACHSER  
Intelligent Logistics

DACHSER  
Intelligent Logistics

DECATHLON

uniserve  
your global business

great bear  
Part of the CULINA group

## DESCRIPTION

**Brackmills Gateway Trade Park** is a well maintained, high profile estate with versatile trade counter units.

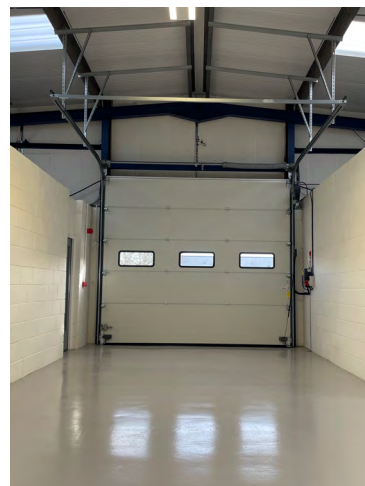
All units are of steel portal frame construction under a pitched roof incorporating natural light panels. External elevations are of brick construction with profile insulated cladding above.

The units are being refurbished to include (units 8 and 15 are completed):

- **A new roof with a 20 year warranty**
- **New insulated sectional up and over loading doors**
- **Fully refurbished offices with new LED lighting**
- **Fully refurbished WC facilities**
- **New LED lighting throughout the warehouse**
- **Individual fenced secure yards**

Unit	GIA Sq Ft	GIA Sq M	Rent (£ per annum)	Rateable Value	Rates Payable	EPC
8	4,921	457	£55,000	Awaiting reassessment	TBC	B-45
9	4,930	458	£55,000	Awaiting reassessment	TBC	B*
10	4,915	457	£55,000	Awaiting reassessment	TBC	B*
11	4,935	458	£55,000	£18,500	£9,232	B*

\* Target EPC on completion of works







## SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

## BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

## SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available. However interested parties are advised to check availability with the relevant utility companies.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## LEASE TERMS

The units are available on full repairing and insuring leases for a term of years to be agreed.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## ANTI-MONEY LAUNDERING (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding may be required from prospective tenants.

## VIEWING & FURTHER INFORMATION

Strictly via the joint sole agents:



JOE SMITH

[jsmith@drakeandpartners.co.uk](mailto:jsmith@drakeandpartners.co.uk)



OLIVER THOMPSON

[oliver@tdbre.co.uk](mailto:oliver@tdbre.co.uk)

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