

UNIT 2 NORTH PORTWAY CLOSE,
ROUND SPINNEY
NORTHAMPTON, NN3 8RQ



FOR SALE

Freehold Industrial & Warehouse opportunity with potential for Investment income

32,104 sq ft (2,982 sq m) including mezzanine storage

Site of 1.28 acres with car parking and lorry/goods access



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LOCATION

Unit 2 North Portway Close is located within the Round Spinney Industrial Estate situated north-east of Northampton town centre. Round Spinney industrial estate connects directly with the A43 which runs north leading to the A14 and south to the A45, providing excellent connectivity with the local/national road networks.

Round Spinney is home to a range of industrial manufacturing and logistics companies with nearby occupiers include MOLA, Yusen Logistics UK, MI Transport, and PVL Group.

DESCRIPTION

The property was built in the 1970s and comprises an extended detached industrial/warehouse building with interlinked single storey offices at the front of the property, set within a self-contained site.

There is a rear single storey extension (west) constructed to provide additional storage.

The main building is constructed in two main sections that are both of steel frame construction with profiled steel-clad elevations and a solid reinforced concrete floor.

The original (southern) section has a minimum eaves height of 5.7m and includes a large mezzanine floor over most of the floorplate offering production space below on the ground area and storage space above.

The newer (northern) section provides a warehouse area that is also used for production and has a minimum eaves height of 5.5m.

The building has loading facilities to both the rear and side. There is also a further small low bay area to the rear. To the southern elevation lies a loading canopy with a 6m height.

The property has in total four roller shutter loading doors, ranging in height from 4m to 5m.

AVAILABILITY

Floor	Sq ft	Sq M
Grd Industrial	20,315	1,887
Grd Offices	2,952	274
Mezzanine	8,837	821
Total	32,104	2,982

SPECIFICATION

- For sale with vacant possession
- An existing print industrial facility with warehousing, storage.
- 4x roller shutter doors
- 12 car parking spaces plus yard space
- ROLECEV electrical vehicle charger for 2 cars
- Site area – 1.28 acres (0.50 hectares)
- Single storey offices with Board Room, individual offices and kitchen facilities
- Male and Female WCs throughout

EPC

The unit has an EPC rating of D84 – expiry Feb 2035

RATES

The rateable value as of 1st April 2026 is £152,000

Parties must take their own advice on the rating position.

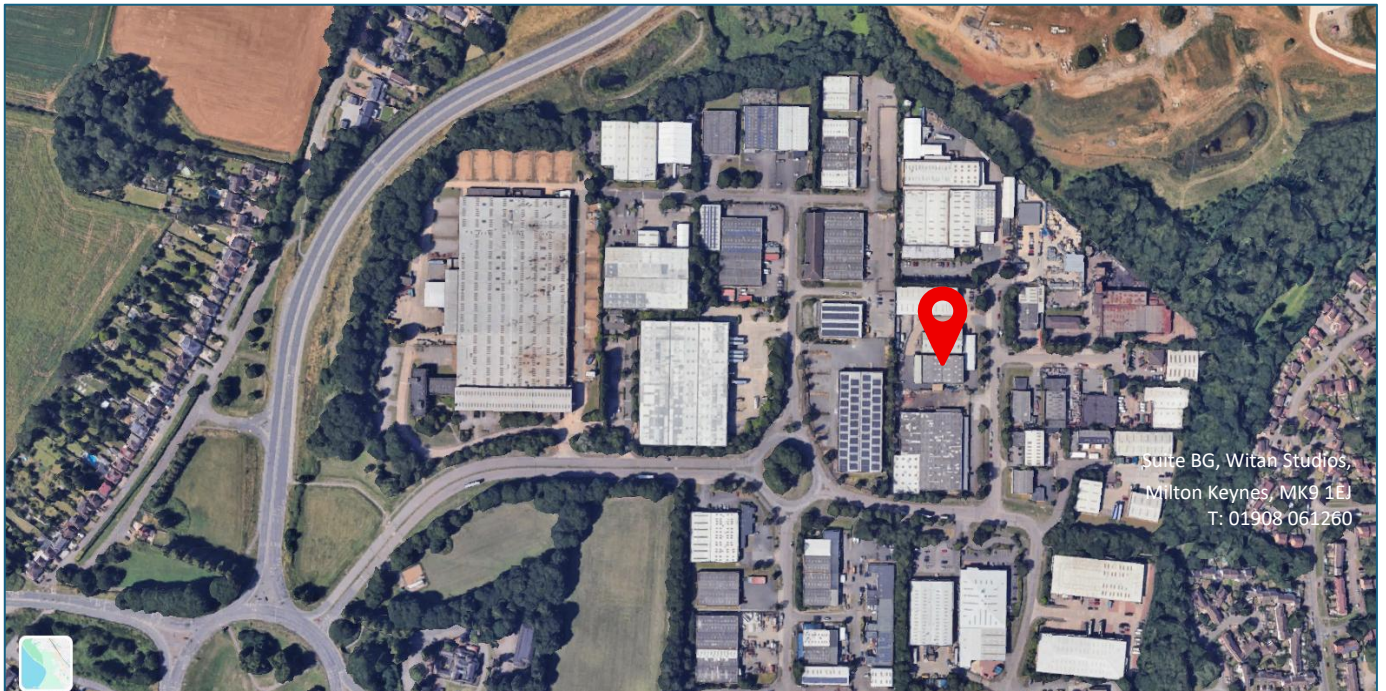
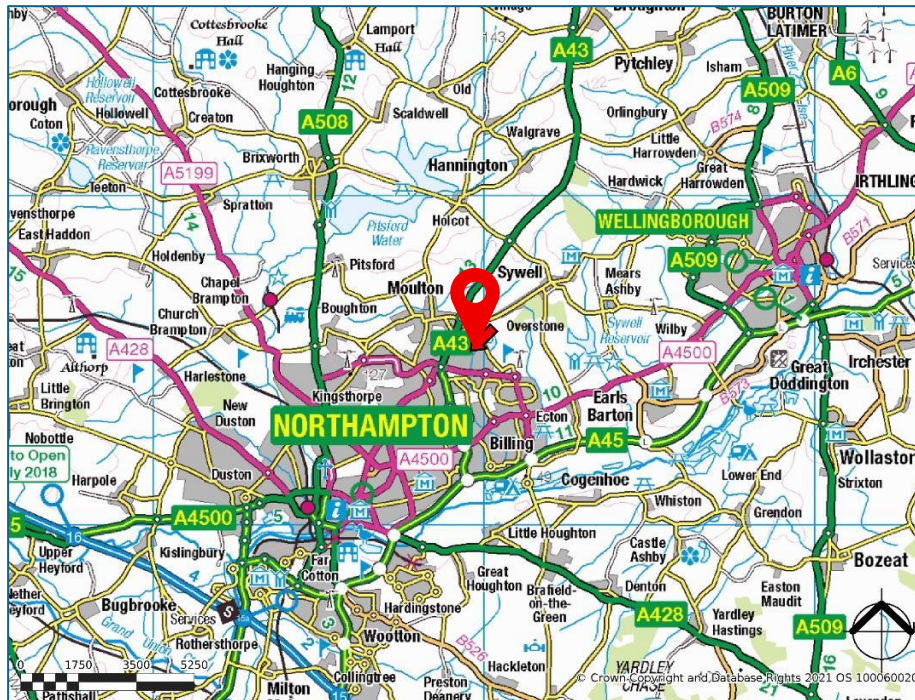
TERMS

The property is available freehold with vacant possession.

PRICE

Offers are invited in the region of £3,000,000 subject to contract.

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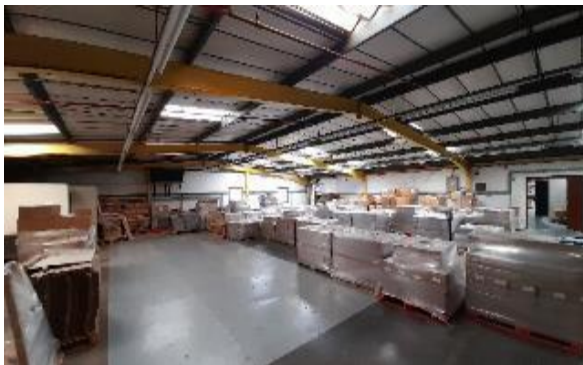
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PHOTO GALLERY

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