

**For Sale 42,000 sq ft on c. 2.4 Acres**

**HEATHFIELD WAY, KING'S HEATH, NORTHAMPTON NN5 7QY**



- Popular inner ring road location
- 1 mile north of Northampton town centre
- Wide road frontage
- Of interest to owner occupiers, developers and investors

**Suitable for a variety of commercial uses including  
Trade Counter – Manufacturing – Storage and Distribution**

# Description

The property comprises a substantial retail cash and carry made up of a variety of inter-connected buildings across a 2.4 Acre site, fronting Heathfield Way

The first floor area (shaded in blue) has been sold off on a long-leasehold interest and is independently accessed from an adjacent site. The owner retains the ground floor buildings and undercroft parking bays.

The site offers potential for reconfiguration/sub-division or redevelopment for a variety of commercial uses, subject to planning.



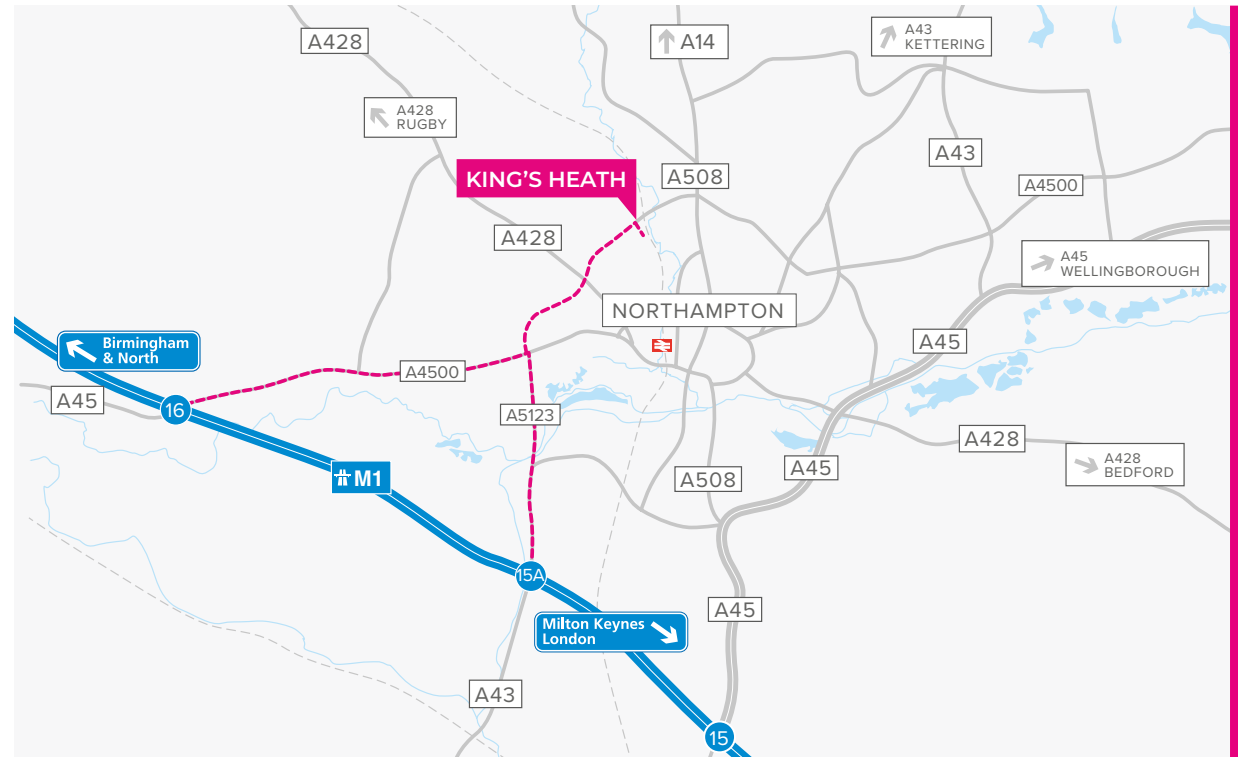
# Accommodation

Section	Sq m	Sq ft
Sales area (inc. trolley store, ground floor offices/store)	2,110.4	22,716
Middle 'in-fill' section	120.6	1,298
Middle Warehouse	339.8	3,657
High Bay section	301.1	3,241
Area underneath LLH section	708.1	7,622
First floor offices/staff facilities	319.2	3,436
<b>Total</b>	<b>3,899.2</b>	<b>41,970</b>
Site area (approx)		2.4 acres
Car parking		82 spaces

# Location

The property is located on the Kings Heath Industrial Estate which is approximately 1 mile north of Northampton Town Centre and the A428 which links to the towns ring road providing direct access to the M1 at J15A and J16. Occupiers in the area include Screwfix, Topps Tiles, Plumbase, Brewers, Salon Services and Mr Clutch.

**Postcode: NN5 7QY**



# Asking Terms

For Sale Freehold – price on application.

## EPC

Available upon request.



## Rateable Value

£126,000.

## Viewing

To view and for further details please contact:

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