

UNITS 3 & 9

# ST JAMES TRADE PARK

ST JAMES MILL ROAD | NORTHAMPTON | NN5 5JW



PROMINENT TRADE  
COUNTER UNITS

## TO LET

EXISTING OCCUPIERS INCLUDE:

**Magnet**

**ELECTRIC  
CENTER**

**EURO  
CAR PARTS**

**TOOLSTATION**

**CLIFTON  
TRADE BATHROOMS**

**WOLSELEY**

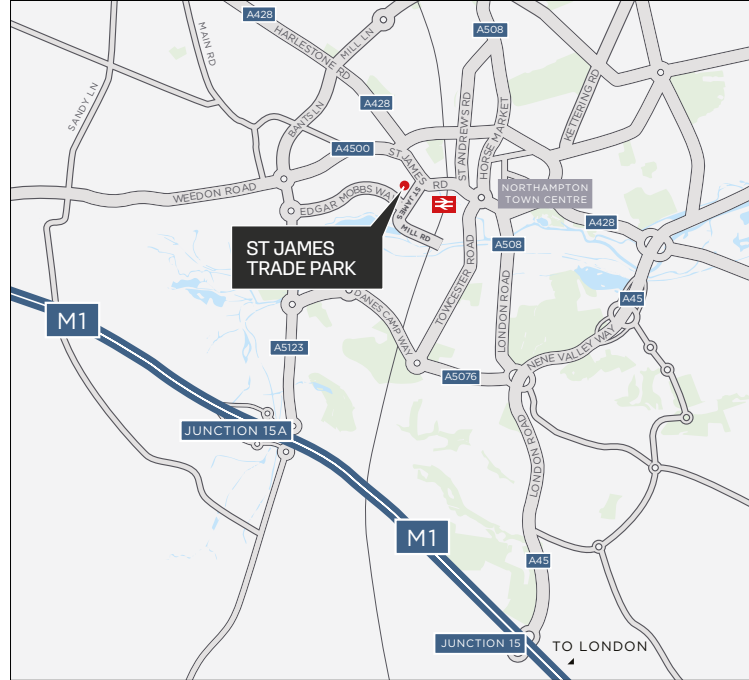
UNIT 3 – 5,915 SQ FT (549.51 SQ M) | UNIT 9 – 2,087 SQ FT (193.88 SQ M)

PROMINENT AND WELL-ESTABLISHED TRADE COUNTER LOCATION

## LOCATION

St James Trade Park is prominently located on the edge of the town centre, with direct access via Harvey Reeves Road/Edgar Mobbs Way to the main road network and the M1 motorway at junctions 15, 15A, and 16.

Nearby occupiers include Magnet Kitchens, Clifton Bathrooms, Toolstation, Euro Car Parts, Wurth, and Electric Center. The site is also close to Beckett Retail Park, home to Majestic Wine, Bensons for Beds, and HSS. Further occupiers on St James Mill Road include Travis Perkins, Jewson, and Cosworth Engineering.



## DESCRIPTION

The property comprises 2no. units within a dedicated trade counter development of nine units, constructed in 2009.

The units benefit from the following amenities/specification:-

- 5.7m minimum eaves
- Unit 3 – 2 no level access loading doors (one to the front and one to the rear)
- Unit 9 – 1 level access loading door (located to the side).
- WC facilities
- LED lighting
- Dual personnel doors to the front
- Shared use of over 100 car parking spaces.



## ACCOMMODATION

Total Cross Internal Floor Areas -

Unit 3	5,915 sq ft	(549.51 sq m)
Unit 9	2,087 sq ft	(193.88 sq m)





UNIT 3

## UNITS 3 & 9 ST JAMES TRADE PARK



UNIT 9

### SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property.

### SERVICE CHARGE

There is a service charge which covers the landlord's costs of managing the estate and maintaining the common parts.

### BUSINESS RATES

From the information obtained from the valuation office website we understand that the property has the following Ratable Values:-

Unit 3 - £55,000.

Unit 9 - £25,500

Uniform Business Rates for 2026/27 is 42.3p in the £.

### EPC

The properties have the following EPC Ratings:-

Unit 3 - 46 (Band B)

Unit 9 - 42 (Band B)

### QUOTING TERMS

Quoting rent available on request.



### VAT

Figures quoted are exclusive of VAT unless stated otherwise.

### LEGAL COSTS

Each party to pay their own legal costs.

### CONTACT

For viewing and further information, contact the joint sole agents.

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