



**Baker  
Harman**

**For Sale  
(May Let):**

**Industrial/Warehouse Unit**



**Unit 11 Monarch Courtyard  
Brackmills Industrial Estate  
Northampton, NN4 7BD**

- 8,036 sq ft (746.62 sq m) Industrial/Warehouse Unit
- 12 Allocated car parking spaces
- Ready for immediate occupation
- Racking available (by separate negotiation).

## LOCATION

The property is located on Monarch Courtyard which is on the popular Brackmills Industrial Estate in Northampton.

Monarch Courtyard is accessed from the eastern side of Salthouse Road which is one of the main through roads for the estate.

Road connections in the area are excellent with Brackmills being immediately adjacent to the A45 dual carriageway and the A43, A45, A508 and A428 all providing access to surrounding areas. Junctions 15, 15a and 16 of the M1 are easily accessible and Northampton Railway Station is a short drive away.

## DESCRIPTION

The subject property comprises a mid-terrace Industrial/Warehouse unit located within the popular Monarch Courtyard Development in Northampton.

The property benefits from the following facilities/amenities:-

- Clear span warehouse unit with a minimum full eaves height of 7.743m.
- Ground Floor Undercroft/ancillary accommodation.
- First Floor offices/ancillary accommodation.
- Warehouse served by an up and over loading door (4m W x 2.9m H).
- Warehouse heating provided by a gas air blower.
- LED lighting.
- Offices fitted to a good level of specification.
- Racking potentially available (by way of separate negotiation).

## ACCOMMODATION

The subject property comprises the following Gross Internal Area (GIA):-

	Sq Ft	Sq M
Warehouse	6,420	596.48
G/F Undercroft/Ancillary	808	75.07
F/F Offices/Ancillary	808	75.07
<b>Total</b>	<b>8,036</b>	<b>746.62</b>

## EPC

The property has an EPC Rating of 90 in Band D.



## BUSINESS RATES

Rateable Value: £55,000

The Uniform Business Rate for 2025/26 is 48p in the £.

## VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

## LEGAL COSTS

Each party is to bear their own legal costs.

## SERVICES

We understand that the property has all mains services. The services have not been tested and interested parties are requested to make their own enquiries in this regard.

## ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## TERMS

The property is available on a freehold basis.

Guide Price £1,100,000.

Rental terms are available on application.

## VIEWING

To view and for further details please contact:



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