

TO LET
7,341 Sq Ft



IBEX HOUSE, BRIXWORTH INDUSTRIAL ESTATE, FERRO FIELDS, BRIXWORTH, NORTHAMPTON, NORTHAMPTONSHIRE, NN6 9UA

CLEAR OPEN STORAGE WAREHOUSE

- Recently redecorated
- M & F WC's
- Loading via loading bay



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FERRO FIELDS, BRIXWORTH, NORTHAMPTON,
NORTHAMPTONSHIRE, NN6 9UA**

A portal frame warehouse with 5.4m eaves height and 7.5m at the apex. Access is via a covered loading bay. Recently redecorated including floor paint. M & F WC's

Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

Brixworth is located 7 miles north of Northampton on the A509 with easy access to the A14. The building is on the Scaldwell Road Industrial Estate.

Accommodation

TOTAL	7,341	681.98

Services

Electricity, Gas, Water & Drainage

Terms

The premises are To Let on a new lease for a term to be agreed

Legal Costs

Each party to bear their own legal costs in the transaction

Additional Information

Rent

£47,000 Per Annum

EPC

D-Rating

Viewing

Viewing strictly by prior appointment with:

Stephen Chown
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