

Retail Workshop unit To Let

Workbridge Estate | Bedford Road | Northampton | NN4 7AD



- Retail / workshop suitable for a wide range of uses and businesses
- 2,154 sq. ft. (200.17 sqm.)
- £21,500 per annum exclusive
- Ample on site car parking
- Available to lease immediately on flexible terms

BERRYS

Location

Workbridge is located in a highly visible location set back slightly from the busy Bedford Road which leads into Northampton town centre approximately 0.8 miles to the west. There is immediate access to the Junction of the A428 and A45 with the latter providing access to Junction 15 of the M1 approximately 3.5 miles south.

Nearby is Northampton University campus, St Andrews Healthcare, Northampton General Hospital, car dealerships and offices and healthcare related occupiers on Billing Road and Cliftonville Road.

The unit is situated behind the café facing out onto the car park.

Description

Workbridge has for many years provided a vibrant community space in Northampton and vocational opportunities and training for people with mental health needs as part of the wider St Andrews Healthcare Campus.

The property comprises a single storey, semi-detached building with brick walls underneath a dual pitched, slate tile covered roof. There is a retail / workshop space which comprises two large rooms with five small office / stores off. There is a customer entrance and fire escape from one of the small office rooms.

There is male and female WC facilities which are shared with the adjacent occupier.

Accommodation

The property provides a net internal area of approximately 200.17 sq. m. (2,154 sq. ft.).

Terms

The property is available on a new FRI lease with terms to be agreed.

Rent

The asking rent is £21,500 per annum exclusive.

Business Rates

The property is to be reassessed by the Local Authority.

Services

We understand that the property is connected to all mains services however these have not been tested by the Agent.

Legal Costs

Each party to bear their own legal and professional costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT at the prevailing rate which our clients may have a duty to impose.

Local Authority

West Northampton Council, One Angel Square, Angel Street, Northampton, NN1 1ED. Tel: 0300 126 7000.

Energy Performance Certificate (EPC)

An EPC is being completed. Please contact the agent for further information.

To book a viewing, please contact:

Duncan Batty MRICS

T: 01327 356140 | E: duncan.batty@berrys.uk.com

Oak House, 32 Ashby Road, Towcester, NN12 6PG

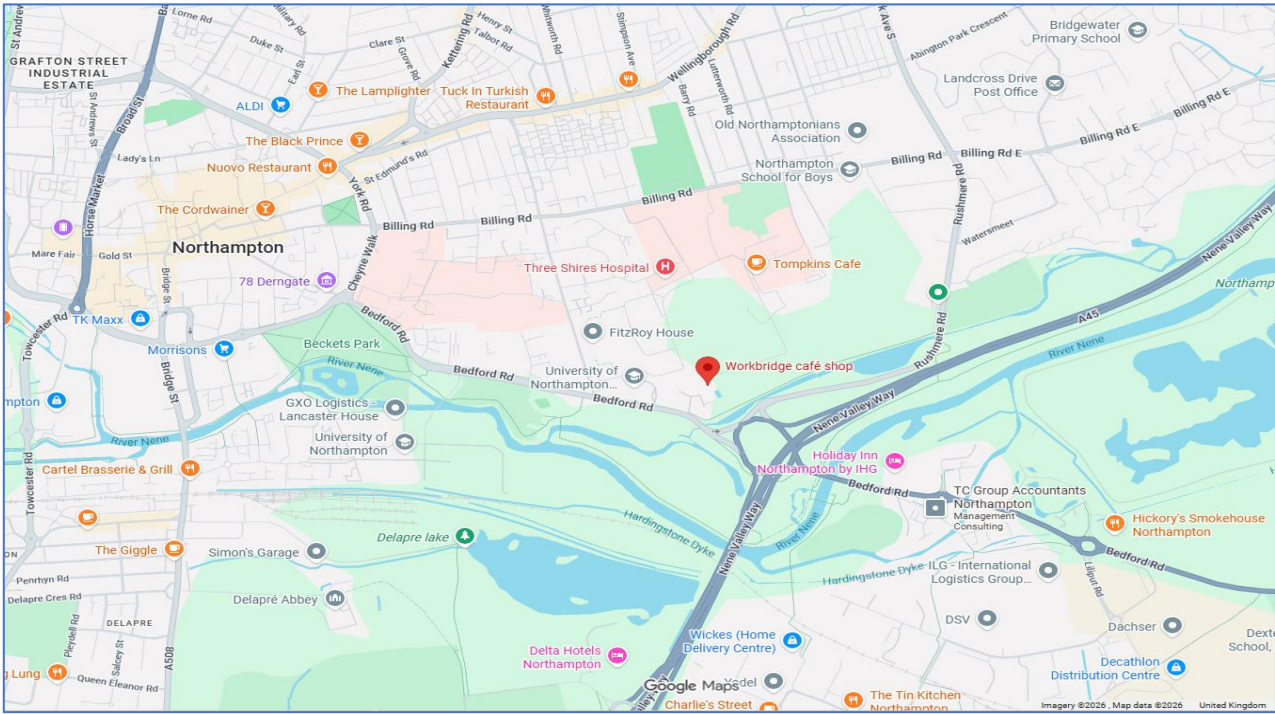
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7. Purchasers must satisfy themselves by inspection or otherwise.



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