

TO LET

UNITS 4 & 5 OSYTH CLOSE
BRACKMILLS, NORTHAMPTON, NN4 7DY



11,500 – 22,913 sq ft
(1,068.38 – 2,128.78 sq m)

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PARTNERS

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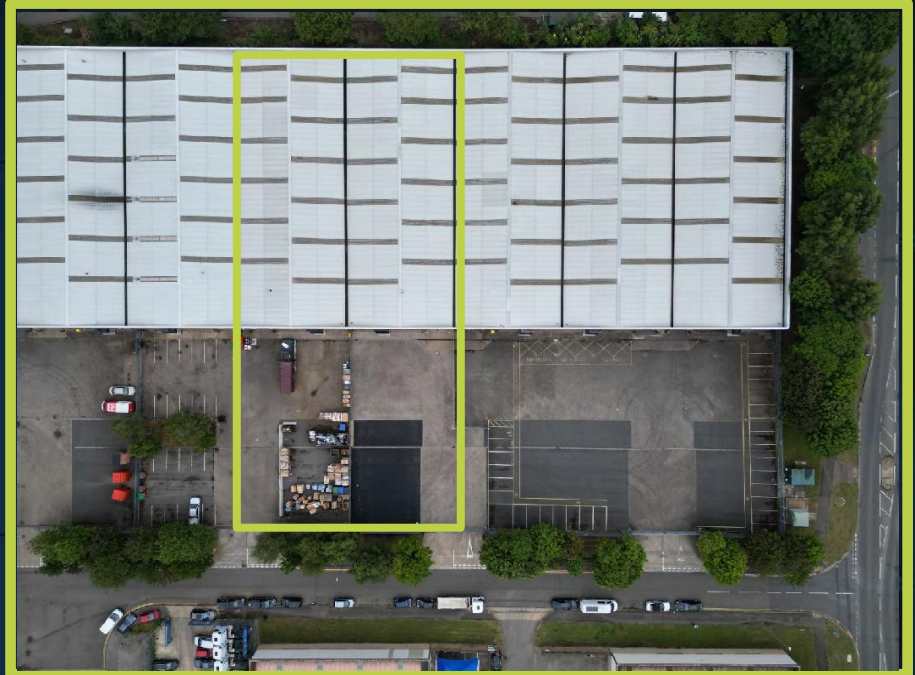
**Refurbished Industrial/
Warehouse Unit with
offices.**

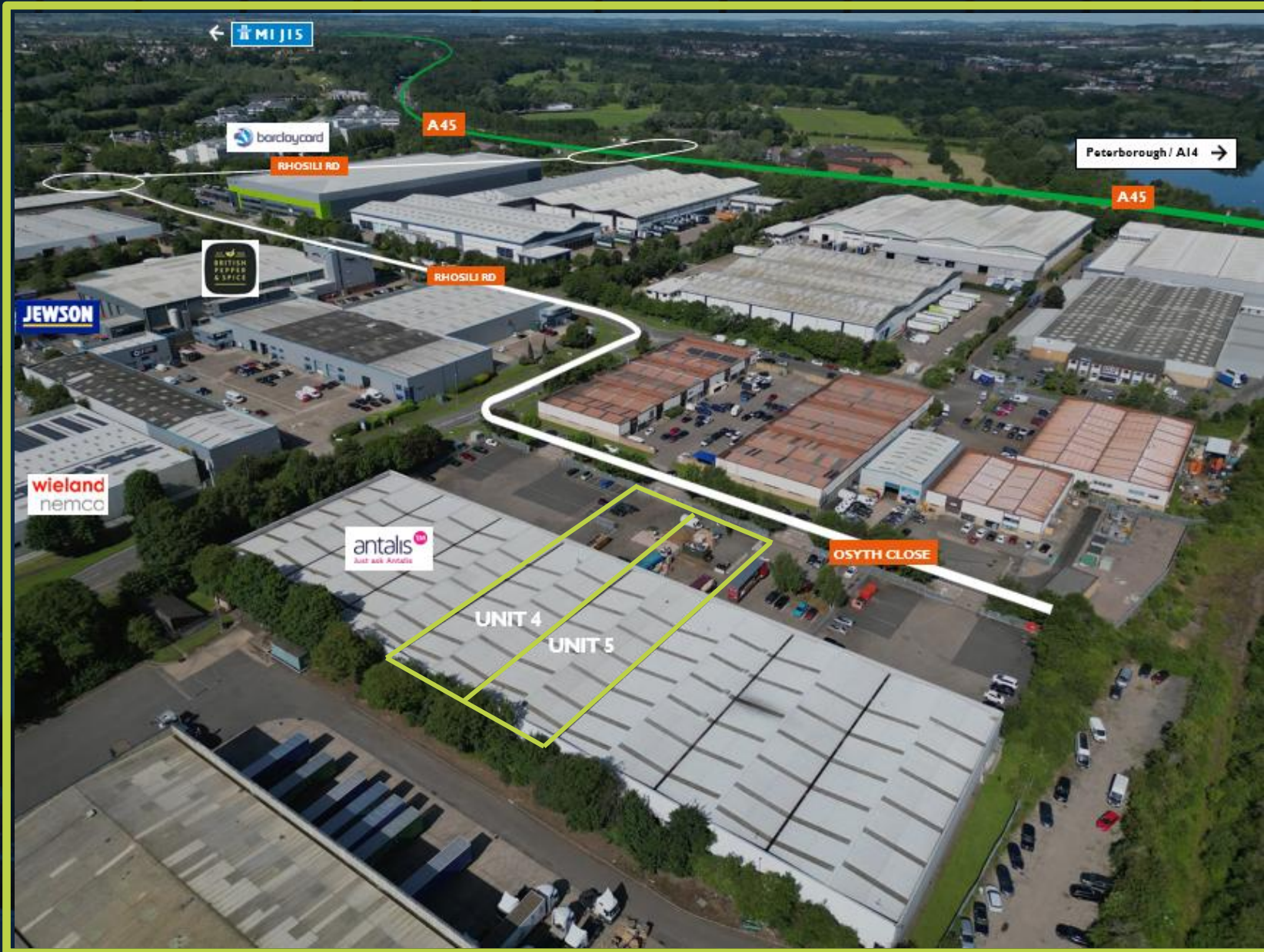
Large secure yard area.

**Located on Brackmills,
the premier estate in
the region.**

**Can be taken
individually or
combined.**

**Easy access to
Junctions 15, 15a and
16 of the M1 motorway.**









LOCATION

The premises are prominently located on the corner of Osyth Close in Salthouse Road on the Brackmills Industrial Estate located adjacent to the A45 dual carriageway. This provides easy access to Junctions 15, 15a and 16 of the M1 motorway. There is also good access to the A14 (A1/M1 link road) via the A45, A43 and A508.

The estate is a desirable location as confirmed by occupiers including Coca Cola, Tesco, Howdens, Barclaycard, John Lewis, The White Company and Wickes.

AML

By law we must comply with Anti-Money Laundering regulations which requires us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant. We use a third party contractor to conduct these checks and all parties will be required to co-operate with them.

ACCOMMODATION

Unit 4

	SQ FT	SQ M
Warehouse	9,750	903.01
Office and Ancillary	875	81.29
First Floor Concrete Mezzanine	875	81.29
TOTAL	11,500	1,068.38

Unit 5

Ground Floor Warehouse	10,607	985.48
First Floor Concrete Mezzanine	806	74.92
TOTAL	11,413	1,060.40
BOTH UNITS TOTAL	22,913	2,128.78

SPECIFICATION

The premises comprise a terraced industrial unit within a secure site and provides good clear warehousing space.

The accommodation is constructed around a steel portal frame and benefits from a pitched insulated roof incorporating translucent roof light panels, part block work internal walls, external insulated profile steel cladding. Minimum eaves height is approximately 4.8m.

Loading is via a roller shutter door to the front elevation with separate pedestrian access to ground floor office and ancillary facilities.

SERVICES

The property is connected mains water, drainage, gas and single and three phase electricity. We have not tested these services and interested parties should rely on their own enquiries.

ASKING TERMS

The premises are available by way of a new full repairing and insuring lease at a quoting rent of £132,500 pa exclusive per unit.

BUSINESS RATES

Unit 4 - The rateable value of the property is £56,000.

Unit 5 - The rateable value of the property is £58,500.

Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate the actual rates payable.

SERVICE CHARGE

A service charge is payable for the to deal with the upkeep of any common areas on the estate.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

The property has an EPC rating of B-50.

CONTACT

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