



# 8 & 9 EDGEMEAD CLOSE >>>

ROUND SPINNEY | NORTHAMPTON | NN3 8RG

10 YEAR ROOF &  
GUTTER WARRANTIES

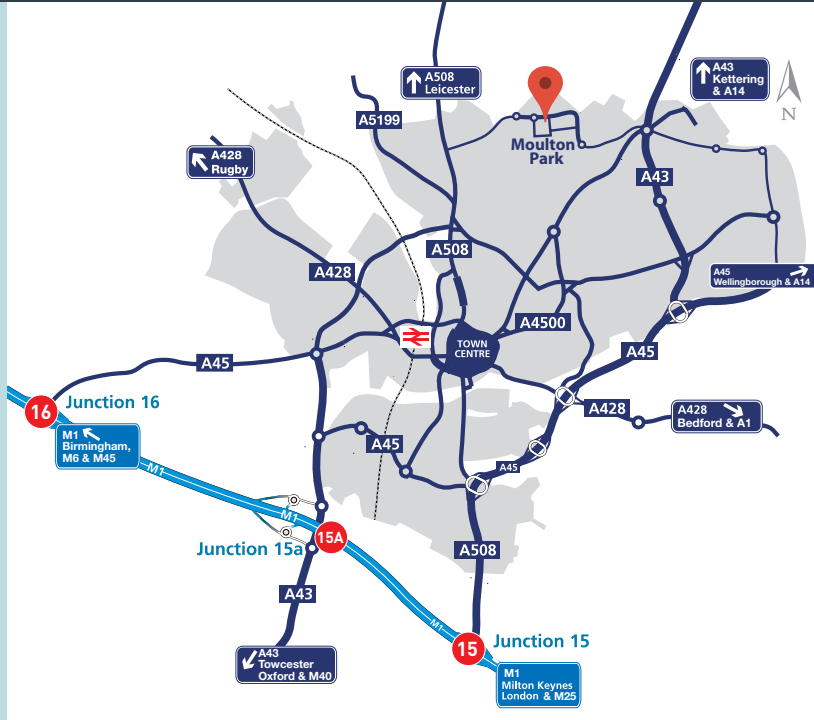


**TO LET**  
5,745 sq ft  
(533.79 m<sup>2</sup>)  
TDB  
01604 492 020

## NEWLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS

From 5,392 - 11,137 sq ft (500.93 - 1,035 sq m)

# TO LET



- 2 storey office/ancillary accommodation
- Open plan warehouse with concrete floor
- Clear eaves of 4m rising to a ridge of 4.8m
- Single roller shutter door
- Allocated car parking and loading area
- 10 year roof and gutter warranties

## LOCATION

**Edgemead Close** is located on Round Spinney, one of Northampton's principal employment areas. Located approximately 3 miles to the north east of Northampton town centre enjoying direct dual carriageway access to all parts of the town and Junctions 15, 15A and 16 via the outer ring road.

The A14 is within easy reach from Edgemoor Close and offers direct access to the M1/M6 intersection at junction 19 of the M1 and to the A1 and East Coast ports.

Nearby occupiers include: Dachser, TNT, KAB Seating, Euro Towers and Fitness Superstore.

## CURRENT AVAILABILITY

## UNIT 8

Total GIA - 5,392 sq ft (500.92 m<sup>2</sup>)

Rateable value – £20,250

Rent - £35,050 pax

EPC - D:99

## UNIT 9

Total GIA – 5,745 sq ft (533.72 m<sup>2</sup>)

Rateable Value - £20,500

Rent - £37,350 pax

EPC – D:82

The units are available combined with a GIA  
11,137 sq ft (1,035 sq m).

## SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

## SERVICES

We are advised that mains water, three phase electricity and drainage are available. However interested parties are advised to check availability with the relevant utility companies.

## LEASE TERM

The units are available on full repairing and insuring leases for a term of years to be agreed.

## LEGAL COSTS

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

VAT

The tenant will be responsible for payment of any VAT which the landlord may have an obligation to, or choose to impose.

## VIEWING

Strictly by prior arrangement with the joint agents.

Richard Baker

Victoria Robinson



[richardbaker@prop-search.com](mailto:richardbaker@prop-search.com)

07725 834 136

[victoria@tdbre.co.uk](mailto:victoria@tdbre.co.uk)  
07540 960 602