

TO LET**Prominent Neighbourhood Retail Units**

Pineham Village Neighbourhood Centre
Northampton NN4 9EX

**CONTACT****Matthew Guest**

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New neighbourhood retail scheme**Pre-lets to Co-op and Blossom Tree Day Nursery****Units from 1,000–1,500 sq ft****Surrounding development includes construction of 625 new homes and a primary school****Close to existing Hunsbury Meadows village, a new 620,000 sq ft Sainsbury's distribution centre and a new BMW distribution centre employing in excess of 200 people**

rapleys.com

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Location

The proposed Pineham Village is situated approximately 1.5km north of junction 15a of the M1 motorway, approached via the A5123 and on the outskirts of the Northampton conurbation. Northampton town centre is approximately 3km to the north-east, the surrounding area is mixed residential and commercial in character, with Hunsbury Meadow Village a short distance to the east. Prologis Park is immediately to the west and south where **Sainsbury's, BMW, 99p stores** and **Dalepak** all have distribution centres.



Description

Pineham Village comprises 45 acres upon which **Taylor Wimpey** is building 625 new homes, 30% of which will be affordable, along with a new primary school (opened September 2017) and community hub. The retail centre will be situated at the gateway to the Village opposite the primary school, at the roundabout junction with Prologis Park and close to the existing residential settlement.

The retail centre will comprise four retail/restaurant/neighbourhood/nursery units serving the community and wider catchment and range from 1,000 to 1,500 sq ft.



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Accommodation

The accommodation is flexible at this stage and units 2 and 3 can be combined if required to suit specific requirements. The units will benefit from 32 shared parking spaces.

	Sq m	Sq ft
Co-operative	371.6	4,000
Unit 2	139.4	1,500
Unit 3	93.0	1,000
Unit 4 (ground floor)	138.2	1,488
Blossom Tree Day Nursery	419.6	4,516
Total	1,161.8	12,504

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. The dimensions are scaled from Architect's drawings.



Tenure

Leasehold

Terms

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

Rent

On application.

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Planning

The units will benefit from, A1, A2, A3, A5 and D1 uses of the Town and Country Planning (Use Classes) Order 1987.

Rating

The units will be assessed upon completion.

Energy Performance

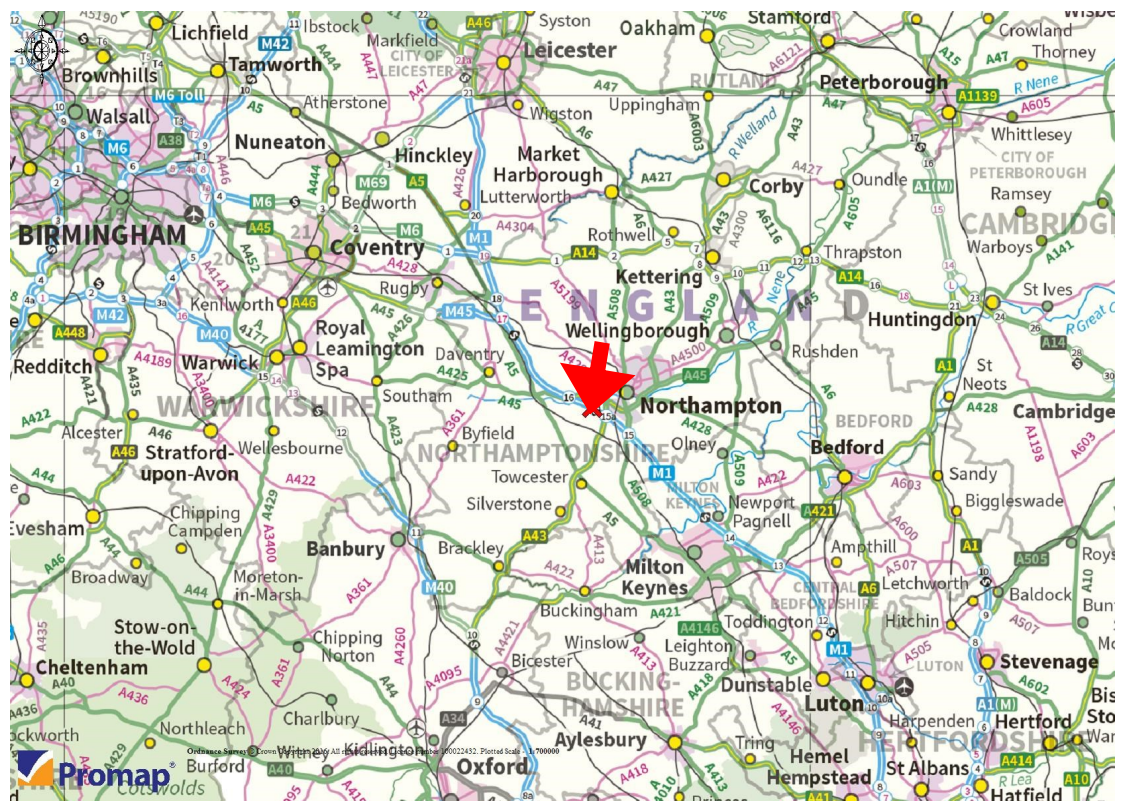
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VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

The site is not currently accessible to the public but is visible from the public highway. Access to the site is strictly by appointment through sole agent.



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