

TO LET:

Industrial/Warehouse Premises

Unit B Oakleaf Court, Ryehill Close, Lodge Farm, Northampton NN5 7FD



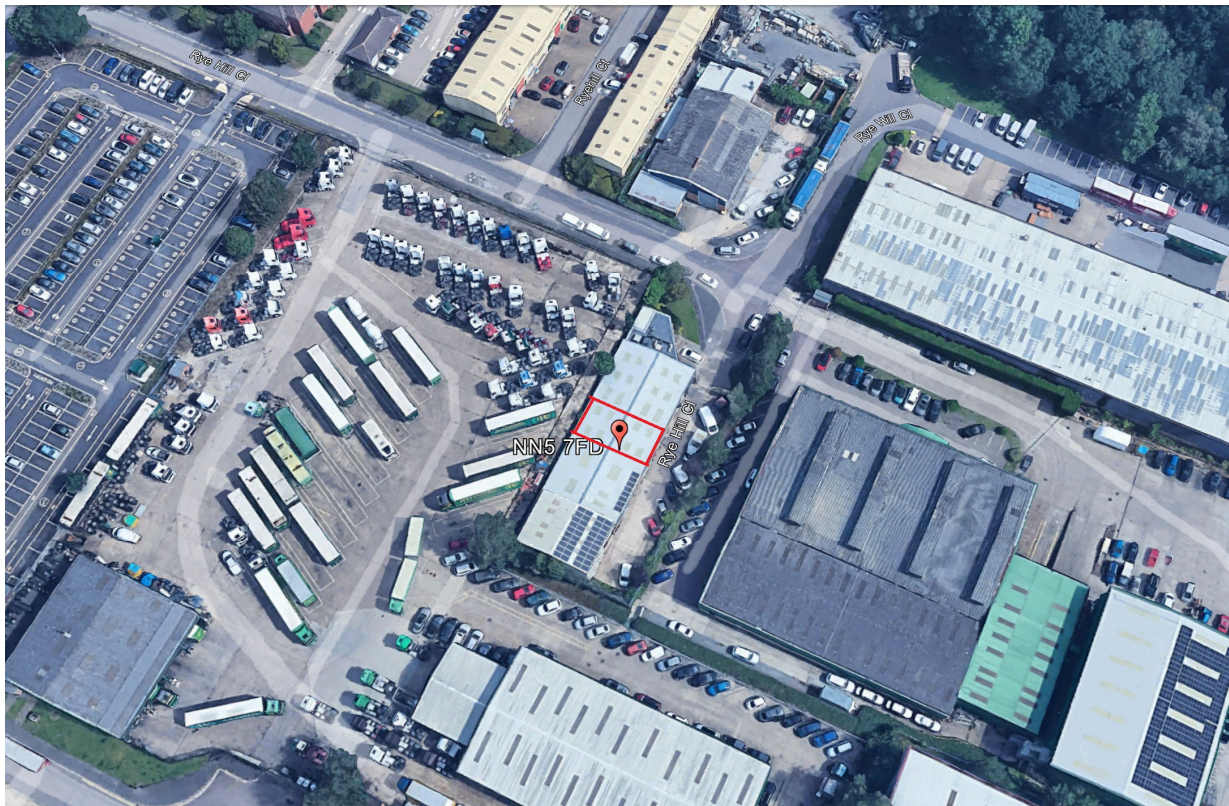
- Terraced unit of approximately 1,986 sq ft (184.50 sq m)
- Available to let on a new lease
- Secure gated site with parking
- Quoting rent of £19,860 per annum exclusive

LOCATION

The property forms part of a small development (Oakleaf Court) of commercial units located just off Ryehill Close, on the popular Lodge Farm Industrial Estate, which is one of the principle employment areas of Northampton,

It is situated approximately three miles north-west of the Northampton town centre. The A428 Harlestone Road provides access via the ring road system to both Junction 15a and 16 of the M1 motorway - approximately five miles distant.

Occupiers on the estate include EM Rogers Transport, Travis Perkins, Tile Giant and DHL.



THE PROPERTY

The subject property comprises a terraced industrial/warehouse unit that is of a steel portal frame construction with a pitched clad roof and brick clad elevations.

The warehouse provides clear span space that has a 3.34m full eaves height, electric roller shutter loading door (3.1m wide x 2.40m high), fluorescent strip lighting and a small kitchen area and wc's.

Parking for four vehicles is provided to the front of the property

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculated that it comprises a **Gross Internal Area of approximately 1,986 sq ft (184.50 sq m).**

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage).



TENURE

The property is being offered to let on new full repairing and insuring lease for a term to be agreed. Any lease will be contracted outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The quoting rent is £19,860 per annum payable in advance. All figures quoted are exclusive of any VAT the landlord has a duty to charge.

In all cases the landlord will require a minimum three month rent deposit as security for the period of the lease.

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged at cost to the tenant.

BUSINESS RATES

Rateable value (2026) £13,500

Applicants are advised to verify the rating assessment with the Local Authority and as to whether they would qualify for Small Business Rates Relief.



ENERGY PERFORMANCE CERTIFICATE

EPC Rating D (99)

LEGAL COSTS

Each party is to bear their own legal costs.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two/three forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.

VIEWING

To view and for further details please contact:

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ALL ENQUIRIES

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