To Let Fully Refurbished Warehouse/Industrial Unit with Large Secure Yard

49,443 sq ft (4,593 sq m), on a site of 3.8 acres (1.54 hectares)



Lodge Way, Lodge Farm Industrial Estate, Northampton NN5 7SL











ACCOMMODATION

Total	49,443	4,593
Warehouse Office/Ancillary	550	51
First Floor Offices	1,628	151
Ground Floor Offices	1,706	158
Warehouse	45,559	4,233
Description	Sq ft	Sq m

SPECIFICATION

- New roof and cladding
- Fully refurbished two storey offices
- 5.8m clear working height
- 2 dock level doors
- 8 electrically operated level access doors
- New LED warehouse lighting
- Large, secure service yard
- 36 car park spaces
- 30 HGV trailer spaces

RENT

Upon application.

SERVICES

All mains (gas, electricity, water and drainage) services are connected to the site.

RATEABLE VALUE

The 2017 Rateable Value is £149,000. However we advise all parties to make their own investigations as to the Rates Payable for their use.

VAT

VAT will be charged at the current rate.

EPC RATING

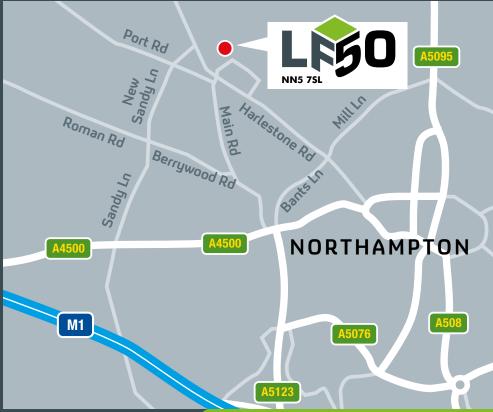
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LEGAL COSTS

Each party to bear their own legal costs incurred.

SATNAV: NN5 7SL





LOCATION

Lodge Farm Industrial Estate is located 5 miles from J16 of the M1 motorway and provides easy access to the centre of Northampton and J15 & J15a of the M1 motorway. The Estate itself is well established and is home to major occupiers such as DHL, XPO Logistics, Travis Perkins and Keuhne & Nagel.

VIEWING: Strictly by prior appointment with joint agents:



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Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. November 2018.

