

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



- 5 miles from J16 of the M1
- Low site coverage of 28%
- 2 dock level loading doors
- 8 level access doors
- 5.8m clear to eaves



DESCRIPTION

The unit comprises a fully refurbished warehouse/ industrial unit of steel portal frame construction.

Two storey office/ancillary accommodation is located to the side and front elevations and provides open plan office areas incorporating wc accommodation. Additional works office/w.c. accommodation is located in the warehouse. Access to the warehouse is via two dock level loading doors and eight new electrically operated level access loading doors located in the southern, northern and western elevations of the building. There is self contained access to the office car park which can accommodate approximately 36 vehicles as well as a separated access to the yard; the entire site is fenced.



ACCOMMODATION

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

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

C-71

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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