

01604 60 40 20

info@tdbre.com

www.tdbre.com

INDUSTRIAL/WAREHOUSE UNIT **TO LET** 5,326 - 10,694 FT² (494.80 - 993.50 M²)



UNIT 9 & 10 EDGEMEAD CLOSE | ROUND SPINNEY | NORTHAMPTON | NN3 8RG

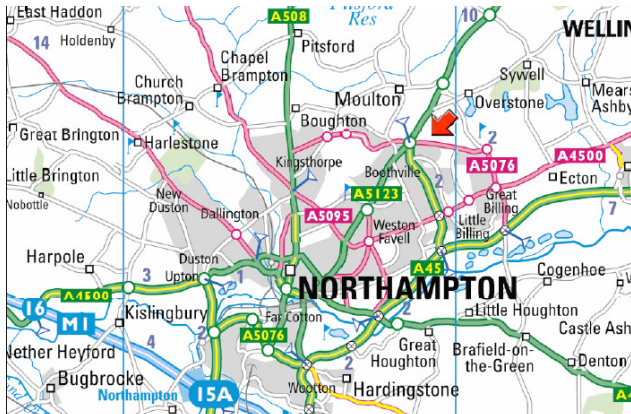
- ▶ Recently refurbished
- ▶ Units available separately or combined
- ▶ Fenced and gated yard
- ▶ Two storey office/ancillary accommodation
- ▶ Flexible lease terms and tenant incentives, subject to term and covenant strength

AVAILABLE ON A NEW FRI LEASE AT A QUOTING RENT FROM £24,500 PAX

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For Identification Purposes Only



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LOCATION

The Round Spinney Industrial Estate is situated 3 miles north east of Northampton town centre. There is dual carriageway access to Junction 15, M1 (6 miles) via the A43. North bound, the A43 provides single carriageway access to the A14 (A1/M1 link) towards Kettering. Nearby occupiers include KAB Seating, TNT Express Worldwide and Eagle Global Logistics.

DESCRIPTION

The subject property is of steel portal frame construction, mid terrace industrial unit under pitched asbestos roof within a shared secure gated yard complex. Internally pedestrian access leads into the 2 storey offices block which has been partitioned into smaller suites with WC's and kitchenette being incorporated.

The premises benefit from the following facilities/specification:

- 2 Storey office/ancillary accommodation
- Open plan warehouse with concrete floor
- Eaves of 4m rising to a ridge of 4.8m
- Secure gated and fenced development
- Single roller shutter doorway
- Allocated car parking and loading area

ACCOMMODATION

The areas are expressed on an approximate gross internal basis.

	FT ²	M ²
Unit 9		
Warehouse	4,266	396.33
Office/Ancillary	1,102	102.36
Unit 10		
Warehouse	4,288	398.34
Office/Ancillary	1,038	96.46
Total GIA	10,694	993.50

SERVICES

It is believed that all mains services are connected to the property. TDB have **not** tested any of the services or installations, interested parties should satisfy themselves in this regard.

RATES

Interested parties are advised to make their own enquiries by contacting the local billing authority on 01933 229 777.

TERMS

The properties are available by way of a new full repairing and insuring lease at a quoting rent from £24,500 pax.

EPC

Awaiting EPC

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

Viewing and further information strictly via the sole agents,

Oliver Thompson or Victoria Robinson

oliver@tdbre.co.uk / victoria@tdbre.co.uk