

TO LET

UNIT 3 ST JAMES MILL TRADE PARK, ST JAMES MILL ROAD
NORTHAMPTON NN5 5JW

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5,915 SQ FT (550 SQ M)

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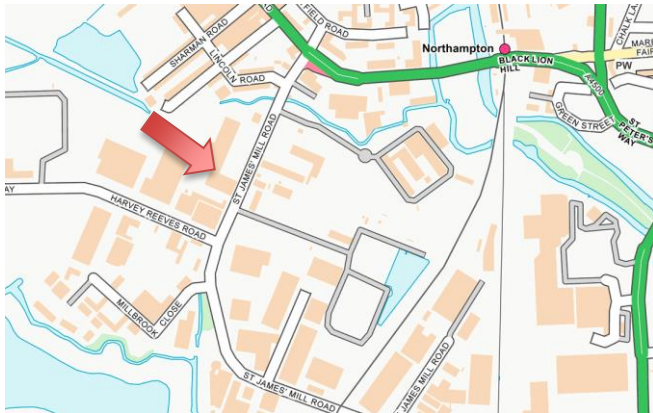
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LOCATION

St James Trade Park is situated in a prominent location on the edge of the town centre with direct access via Harvey Reeves Road/Edgar Mobbs Way to the town's main road network and ultimately the M1 motorway at junctions 15,15A and 16.

Other occupiers on St James Trade Park include Magnet Kitchens, Clifton Bathroom Supplies, Toolstation, Euro Car Parts, Electric Centre, and Wurth.

Other occupiers in the immediate vicinity include Jewson, Travis Perkins, City Plumbing, Greggs, Howdens, Majestic Wine, and Halford Autocentres.

SPECIFICATION

The property comprises a mid-terrace unit within a dedicated trade counter development comprising nine other units constructed in 2009.

The unit is of steel portal frame construction with 5.7m clear to eaves. In addition to a glazed reception to the front elevation, there is a loading door 3m wide by 3m high. There is a further service loading door to the rear which is 4m wide x 4m high.

Internally the unit provides clear open space with a single disabled WC and kitchen area. Strip lighting is provided throughout in addition to a single suspended gas fired heater.

Externally there is a shared car parking area to the front of the development providing car parking for in excess of 100 vehicles, in addition to a roadway providing a turning area and rear servicing to all units.

SERVICES

Mains water, drainage, gas and single and three phase electricity, are connected to the property. Drake & Partners have not tested these services and occupiers are advised to make their own enquiries in this regard.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	5,915	550
TOTAL	5,915	550

ASKING TERMS

The building is available by way of sub lease, assignment or alternatively a new lease could be offered. Further details available from the agents.

BUSINESS RATES

The property has an adopted Rateable Value of £55,000

Occupiers should contact the local rating authority to ascertain any potential relief or Rates Payable.

SERVICE CHARGE

There is a service charge levied on the estate for the upkeep of the estate. Further details available from the agents.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

Further information available from the agents.

CONTACT

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