

TO LET

UNIT 25 MILLBROOK CLOSE ST JAMES MILL ROAD, NORTHAMPTON, NN5 5JF

DRAKE
PARTNERS

01604 620 616

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**Popular established
trade / industrial
estate**

**Easy access to J15 &
J16 of the M1 and the
wider motorway
network**

**Modern semi detached
unit**



**3,066 Sq ft
(284 sq m)**





LOCATION

St James Mill Business Park is located on the popular St James Mill Road Industrial Estate located to the western side of Northampton town centre.

The estate is accessed via the A4500, St James Road, which provides direct access to the M1 at J16 and A4076 leading to the A45/A14. Northampton railway station is located approximately 5 minutes' drive from the estate and provides direct trains to London Euston and Birmingham New Street in under 1 hour.

AML

By law we must comply with Anti-Money Laundering regulations which requires us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant. We use a third party contractor to conduct these checks and all parties will be required to co-operate with them.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	2,281	211
Office	785	73
TOTAL	3,066	284

SPECIFICATION

- Steel frame construction.
- Metal clad and brick elevations.
- Metal clad roof with inset roof lights.
- Full height ground level loading door.
- 4.5m minimum eaves height.
- LED lighting.
- Modern offices that are carpeted with suspended ceilings, LED lighting and heating and cooling units.
- Double glazed windows.
- Modern WC and kitchenette facilities.
- Dedicated on site car parking and loading.

SERVICES

The property is connected mains water, drainage, and single and three phase electricity. We have not tested these services and interested parties should rely on their own enquiries.

ASKING TERMS

The property is available TO LET at a guide rent of £41,445 per annum.

BUSINESS RATES

The property has an adopted Rateable Value of £22,500.

Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate the actual rates payable.

SERVICE CHARGE

A service charge is payable for the to deal with the upkeep of any common areas on the estate.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

The property has an EPC rating of B-41

CONTACT

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