

# TO LET

## 8,803 sq ft

### Unit 6 Britannia Trade Centre, Ryehill Close, Lodge Farm, Northampton, NN5 7UA



**BNP PARIBAS  
REAL ESTATE**



## SUMMARY

- ✓ 5.63m eaves height
- ✓ 1 level loading door
- ✓ 3 phase power
- ✓ Large secure yard
- ✓ Ample car parking provision

## LOCATION

The premises are situated off Lodge Way and lie close to Harlestone Road. This offers direct access to the Northampton inner ring road system and provides access via the A5076 to the M1 motorway at Junction 15a. There is also good access to Northampton Town centre.

## DESCRIPTION

The premises comprise a modern industrial/warehouse building of steel portal frame construction with brick and block elevation, surmounted by profile steel cladding to eaves.

There is office accommodation to ground and first floor along with kitchenette and male/ female W/C's. There is one manually operated level access loading door into the main warehouse.

The subject property is located at the end of a terrace of 6 units and benefits from a secure yard with palisade fencing.

## SPECIFICATION

- Secure Yard
- 1 Level loading door
- 3 Phase Power
- 5.63m Eaves

## ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq M	Sq Ft
GROUND FLOOR	758.89	8,168
FIRST FLOOR OFFICES	58.96	634
TOTAL	817.85	8,803

## TERMS

The premises are available by way of an assignment or sub-letting of an exiting lease expiring 8<sup>th</sup> July 2024.

## RENT

The current rent passing is £53,000 pax.

## RATES

Interested parties should make their own enquiries with the Local Authority.

## VAT

VAT will be payable where applicable.

## EPC

Available upon request.

## LEGAL COSTS

Each party to bear their own costs incurred in this transaction.



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## CONTACTS

For more information and to arrange a viewing please contact:

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