

BRACKMILLS 163

GOWERTON ROAD | NORTHAMPTON | NN4 7BW

DTRE

 CUSHMAN &
WAKEFIELD

TO LET



LEASE TERMS

The property is available by way of an assignment of the current lease which expires on 28th February 2028. Our client will consider sub-leases or alternatively the landlord will consider a new direct lease.

RENT

Passing rental is £1,065,390 per annum / £6.50 psf. There is an outstanding rent review, effective date 23 February 2023.

EPC

The property has an Energy Performance Rating of C

BUSINESS RATES

The current Rateable Value is understood to be £700,000.





The property is located on Gowerton Road, Brackmills Industrial Estate. Access to the A45 dual carriageway is within 1 mile and Junction 15 of the M1 is 3 miles

Road	Miles	Mins
M1 Junction 15	3	10
M1 Junction 16	8	21
M1/M6 Interchange	24	45
M1/M25 Interchange	46	80

Airports	Miles	Mins
East Midlands Airport	57	97

Location	Miles	Mins
Milton Keynes	18	32
DIRFT	20	38
Coventry	35	60
Birmingham	55	97

Ports	Miles	Mins
Felixstowe	123	240

DEMOGRAPHICS

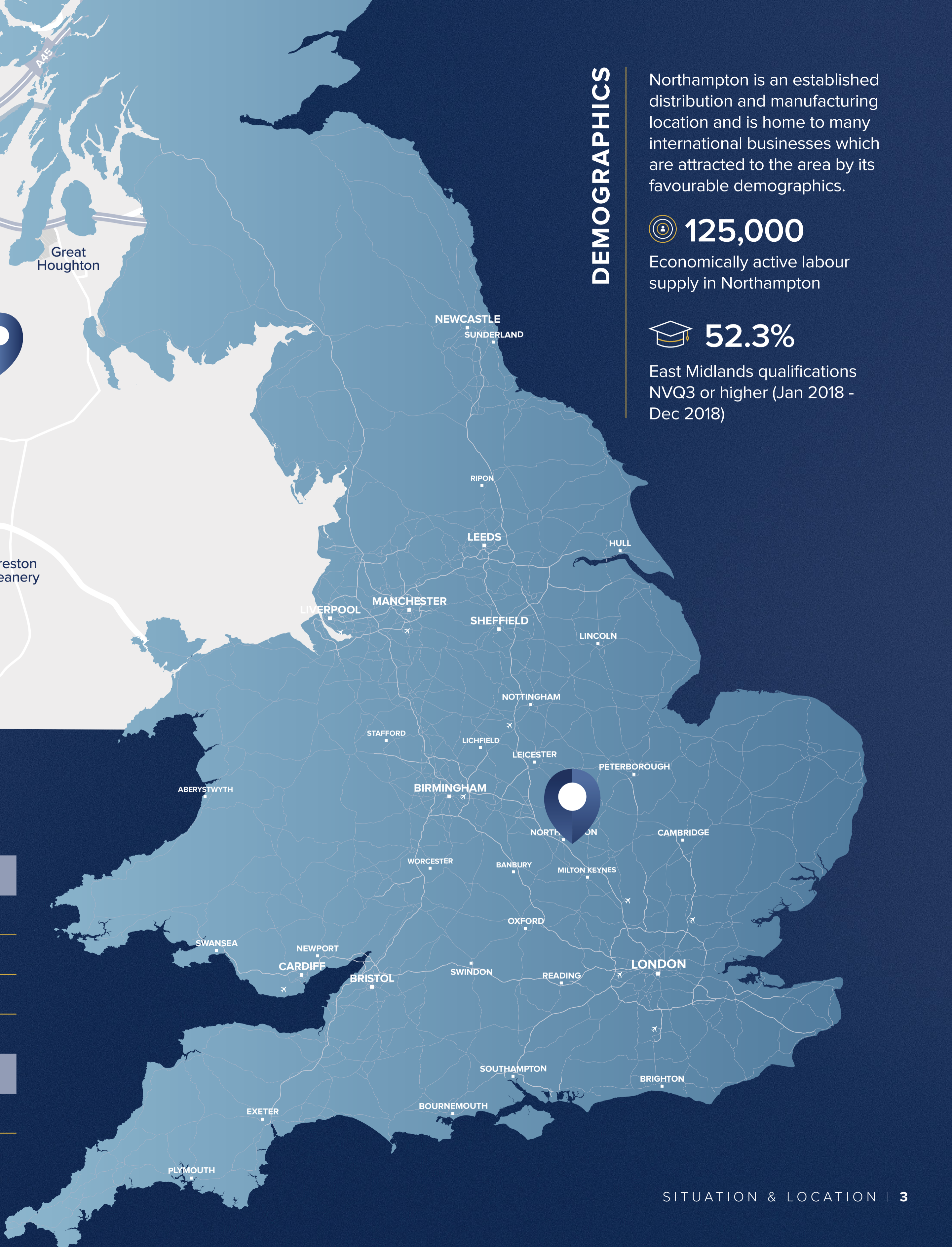
Northampton is an established distribution and manufacturing location and is home to many international businesses which are attracted to the area by its favourable demographics.

125,000

Economically active labour supply in Northampton

52.3%

East Midlands qualifications NVQ3 or higher (Jan 2018 - Dec 2018)



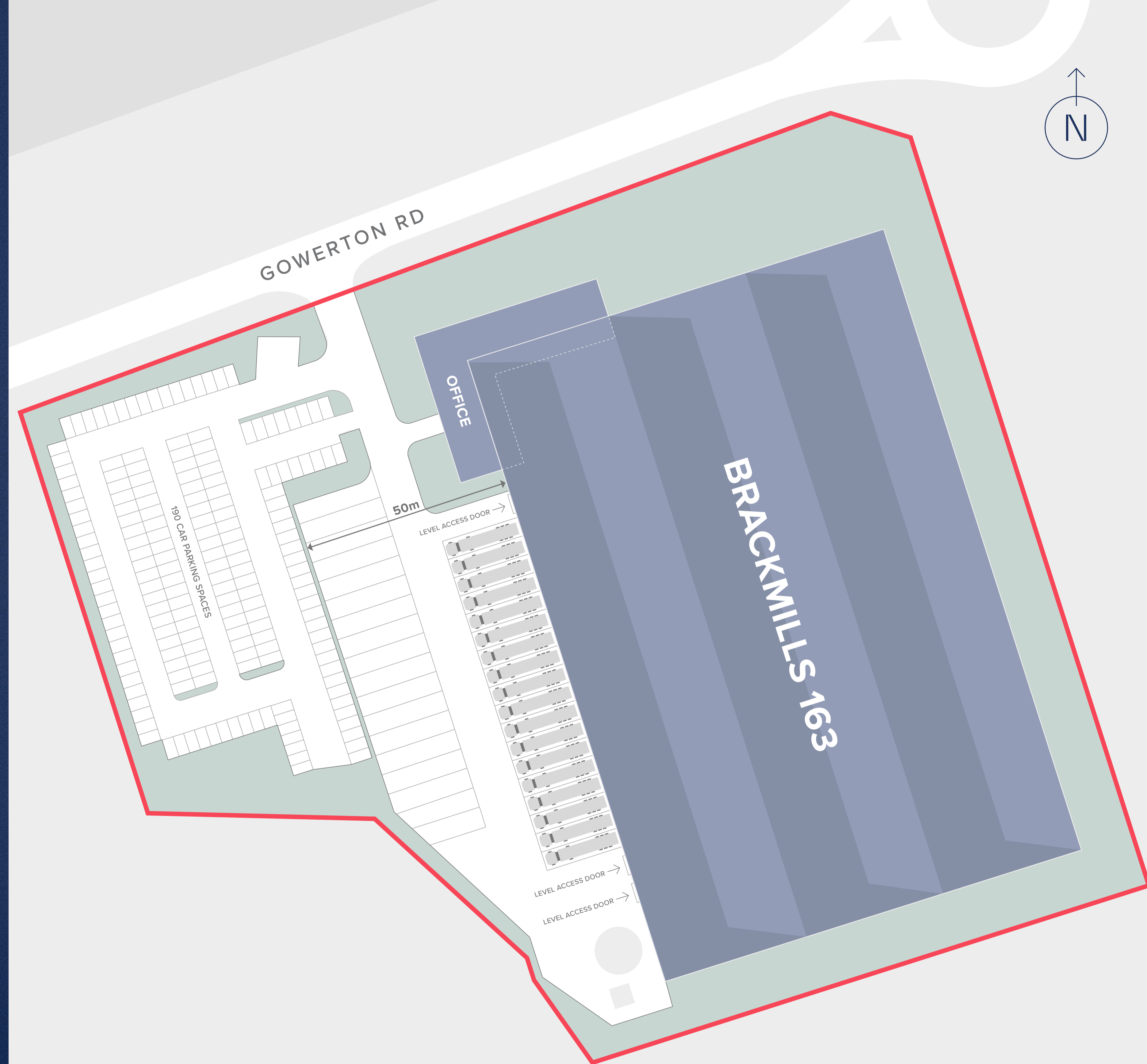
SPECIFICATION

The unit is a modern building of steel frame construction.

-  **12m** Clear Internal Height
-  **18** Dock Level Doors
-  **3** Ground Level Doors
-  **190** Car Parking Spaces
-  **22** Trailer Spaces
-  **50m** Yard Depth

ACCOMMODATION

Two Storey Office	17,502 sq ft
Warehouse	146,405 sq ft
Total GIA	163,907 sq ft



CONTACT

Should you require anymore information please contact:

DTRE

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Further information – to include energy performance certificates and data site access is available upon request.

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