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## Unit 4 IO Centre, Barn Way, Northampton, NN5 7UW Modern Industrial / Warehouse Unit

### TO LET

#### Unit 4

**Size:** 8,287.00 sqft (769.89 sqm) | **Rent:** £56,000 Per Annum

- Industrial/warehouse unit with offices
- Level access loading
- Internal two storey offices
- 6m clear working height
- 8 miles to J16 of the M1 Motorway
- 3.2 miles to Northampton town centre
- All mains utilities connected
- External parking for 15 cars

#### LOCATION:

Access to the estate is via A428 Harlestone Road which provides direct access to the A4500 and in turn the M1 which is approximately 8 miles to the West at junction 16, and junction 15a via A5123. Northampton centre is approximately 3 miles away.

Neighboring occupiers on the estate include Timkens Rail Services and CFG. C.Butt Distribution and Travis Perkins headquarters are situated next to the estate.

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## Unit 4 IO Centre, Barn Way, Northampton, NN5 7UW

### DESCRIPTION:

Modern end terrace industrial/warehouse unit with internal offices. The property is of steel portal frame and block work construction with steel profile clad and brick side elevations and a pitched steel profile roof with translucent panels.

The warehouse benefits from a level access roller shutter door, connection to all mains utilities, 6m clear working height, lighting, kitchenette and WC. The offices are set over ground and first floor and benefit from suspended ceilings, recessed lighting, electric heating, perimeter trunking, kitchenette and WCs.

There is allocated onsite parking for 15 cars to the front of the unit.

### FLOOR AREA:

| FLOOR        | AREA SQFT            | AREA SQM          |
|--------------|----------------------|-------------------|
| Office       | 2,484.00             | 230.77            |
| Warehouse    | 5,803.00             | 539.12            |
| <b>TOTAL</b> | <b>8,287.00 sqft</b> | <b>769.89 sqm</b> |

### TENURE:

Available on a new full repairing and insuring lease on terms to be agreed.

**RENT:** £56,000 Per Annum

**SERVICE CHARGE:** TBC

**VAT:** VAT will be charged at the prevailing rate unless stated otherwise.

**RATEABLE VALUE:** £32,000

**EPC:** Available upon request.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



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