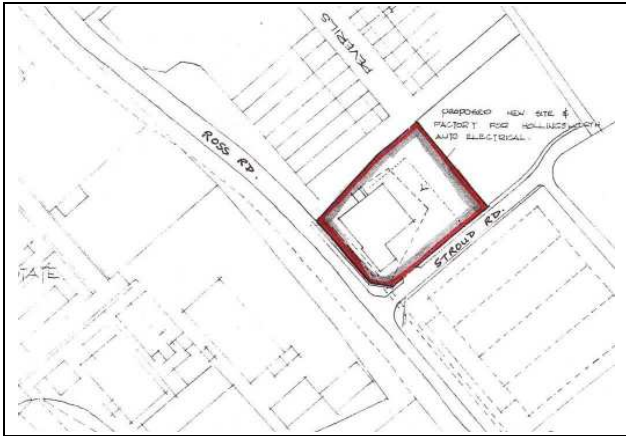




## ROSS ROAD NORTHAMPTON NN5 5AA

£40,000 pa exc.



### LOCATION

Ross Road is conveniently located on the western outskirts of Northampton Town Centre and offers easy access to junction 16 of the M1 motorway some 4 miles away via the A4500 Weedon Road.

The subject property occupies a corner plot located on the corner of Ross Road and Stour Road and there is ample unrestricted on street parking.

### DESCRIPTION

The Warehouse/industrial building is a single storey steel portal frame industrial unit with part block work elevations and profile cladding externally beneath an insulated profile asbestos roof incorporating translucent roof lights.

The floor is solid concrete and the eaves are approximately 16 feet to the full height roller shutters access to the front elevation.

There is a large secure service yard to the front and side.

The offices extend over 2 floors and provide a flexible combination of large meeting rooms/open plan areas with smaller shared offices

There are separate welfare facilities for the offices and warehouse

### ACCOMMODATION

Warehouse	413.29 m <sup>2</sup>	4448 sq ft
Ground floor offices	180.04 m <sup>2</sup>	1938 sq ft
First floor offices	180.04 m <sup>2</sup>	1938 sq ft
Total Area	773.37 m <sup>2</sup>	8324 sq ft

### RATING

Rateable Value: £33,500.00  
Rates Payable: £16,247.50 (UBR .485p)

(Source VOA Website)

### SERVICES

Mains drainage, water and a three phase electricity supply are provided to the premises.

### TOWN & COUNTRY PLANNING

We believe that the property has an established use for light or general industrial or warehouse purposes with ancillary offices within Classes B1, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987.

Interested parties should make their own further enquiries with Northampton Borough Council (01604 837 837).

### LEASE

The premises are available on a new Lease on a term to be agreed on a full repairing and insuring basis.

### RENTAL

The commencing rental under the Lease will be £40,000 per annum exclusive.

### LEGAL COSTS

The incoming Tenant will be required to discharge the Landlord's reasonable legal costs incurred in granting the Lease.

### VIEWING

Strictly by appointment through the Sole Agents on (0116) 222199