

TO LET | Industrial / Warehouse Unit 7,858 sq.ft (730 sq.m)

**AVAILABLE
Q1 2025**
FOLLOWING REFURBISHMENT WORKS



Unit 20, Saddleback Road,
Westgate Industrial Estate,
Northampton. NN5 5HL

- Prominent trade counter / industrial unit located within an established trade counter location
- Full internal & external redecoration
- New double-glazed windows
- LED's throughout warehouse and offices
- New tarmac to car park
- Other occupiers on the estate include Vindis Audi, Speedy Hire, PureGym and Edmundson Electrical

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Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



UNIT 20
CLICK FOR MAP

Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



Areas (Approx. Gross Internal)

Unit 20	7,858 sq.ft	(730 sq.m)
Total	7,858 sq.ft	(730 sq.m)

Description:

The property comprises of steel portal frame construction with external elevations of facing brick and cladding above. Internally the minimum eaves height is 5.3m. Loading is via a ground level roller shutter door. Internally the warehouse area is fitted with lighting throughout. Two storey office/ancillary accommodation is located at the front of the building. Externally there is a shared service yard and allocated carparking.

Refurbishment details:

- New tarmac to car park
- Full internal & external redeck
- New double-glazed windows
- New entrance door to office block
- LED lighting
- Electric panel heaters in offices
- Refurbished toilets
- New roof to warehouse and offices with 20 year warranty
- Front elevation to be recladded

Specification:



Eaves height is 5.3m



Ground level roller shutter door



LED lighting



Electric panel heaters

INDICATIVE IMAGERY

Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL



Rent

Guide rent of £86,438 subject to lease terms and covenant.

Business Rates

Rateable Value £49,000.

All parties to make their own enquiries with West Northamptonshire Council.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC-E. Further information available on request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Anti Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.



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Location - NN5 5HL

Northampton is an established industrial and logistics location strategically located on the M1 motorway in the heart of the “Golden Triangle”. Northampton is situated 66 miles north west of London and 55 miles south east of Birmingham. The town has excellent road communications with the M1 motorway all within 5 miles of the town centre. The A45 dual carriageway runs to the south of the town, providing a fast link between the M1 (J15) and the A14 at Thrapston. The Westgate Industrial Estate benefits from a strong mix of industrial, trade, automotive and retail occupiers, along with excellent access to Junctions 15a and 16 of the M1



M1: 66 Miles
North West of London,
55 miles South West of Birmingham



The town has excellent road communications with the M1 motorway all within 5 miles of the town centre

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Strictly via prior appointment
with the appointed agent

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