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

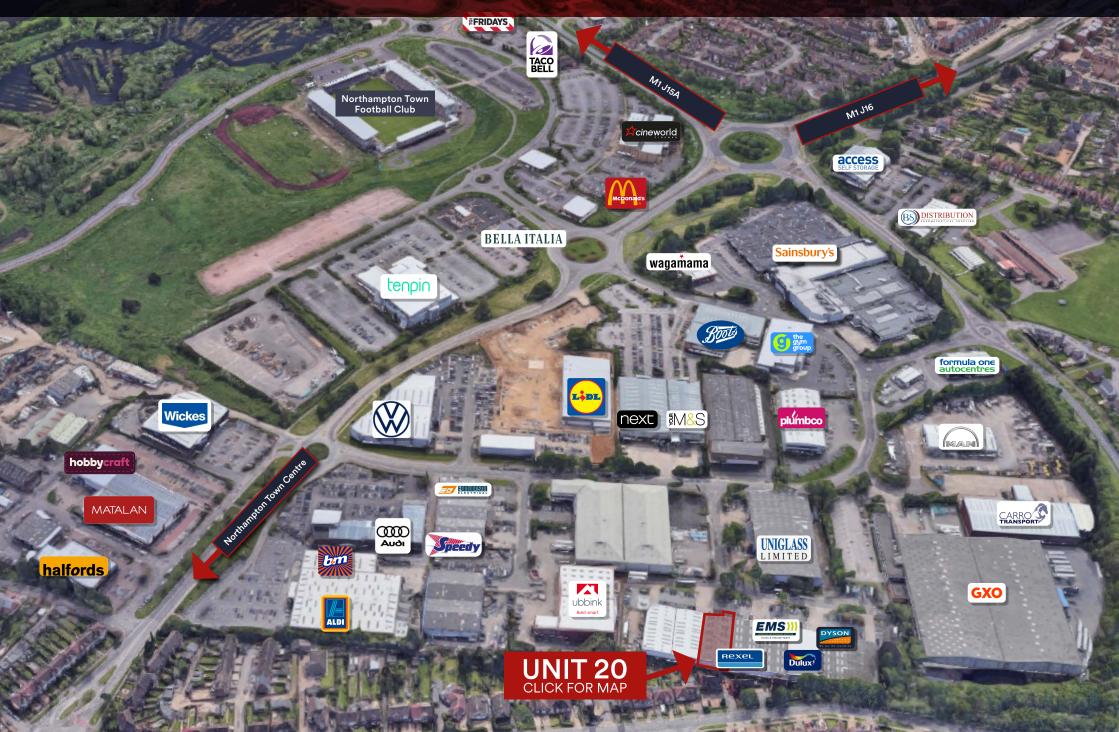


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Description:

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 redec
- 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

Unit 20, Saddleback Road, Westgate Industrial Estate, Northampton. NN5 5HL **Planning** Rent All interested parties are to make their Guide rent of £86,438 subject to own specific enquiries directly with lease terms and covenant. the Local Planning Authority as to **Business Rates** their intended use. Rateable Value £49,000. Legal and Surveyor Costs All parties to make their own enquiries Each party will be responsible with West Northamptonshire Council. for their own legal and surveyors Insurance costs incurred with the proposed The Landlord will insure the premises transaction. the premiums to be recovered from Anti Money Laundering (AML) the tenant. To comply with AML Regulations, **Energy Performance** identification checks and EPC-E. Further information available confirmation of source of funding is on request. required from any lessee. INDICATIVE IMAGERY

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Location - NN5 5HL Northampton is an esta

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

NN5 5HI M1 📅 A1(M) 📅 M11 📅 LONDON Мз 🕆 Ilfracombe



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

Viewing Strictly via prior appointment with the appointed agent



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