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Unit 6 IO Centre Barn Way, Northampton, NN5 7UW

TO LET

Unit 6

Size: 6,843.00 sqft (635.74 sqm) | **Rent:** Rent on Application | **Video:**

- Modern purpose built warehouse
- Level access loading door
- Warehouse lighting
- 6.7m eaves
- Established industrial location
- First floor offices
- Fitted WCs and kitchenette
- External yard / parking

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.

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DESCRIPTION:

Modern end terrace unit on the the popular IO Centre industrial estate. The unit benefits from level access loading, warehouse lighting, WCs, kitchenette, connections for all mains utilities and glazed customer / staff entrance. The first floor offices include carpet tiles throughout, perimeter trunking, suspended ceiling and recessed lighting. To the front of the unit is an external yard / parking. The unit has an eaves height of 6.7m.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Warehouse	5,238.00	486.63
Office and Ancillary	1,270.00	117.99
Under Croft	335.00	31.12
TOTAL	6,843.00 sqft	635.74 sqm

TENURE:

The unit be available on a new full repairing and insuring lease on terms to be agreed.

RENT: Rent on Application.

SERVICE CHARGE: An estate charge will be applicable

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

RATEABLE VALUE: RV is £26,000 per annum. Interested parties are to make their own enquiries with the VOA to confirm.

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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