

7 NORTH PORTWAY CLOSE

Round Spinney Industrial Estate
Northampton
Northants
NN3 8RQ



TO LET.

**INDUSTRIAL / PRODUCTION SITE
HIGH POWER CAPACITY 30,000KVA
MAY SPLIT**



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Location

North Portway Close is located in the Round Spinney Industrial Estate which is one of the principal industrial and employment areas in Northampton and is located to the northeast of the town centre.

Access to the site is via the A43, which also provides access to the A14 to the North (c12 miles) at Kettering and, to the South, connects to the A45 which gives access to the M1(c9 miles).

The property is located at the end of North Portway Close on the northern side of the road where there are two access points to the property.

Description

The site which was previously used as a foundry is laid out with separate self-contained office building to the front, opposite the main industrial buildings.

The main buildings are constructed of steel portal frame clad with profile metal sheeting and are rectangular in shape, and accessed from the front and side via roller shutter doors.

Due to the previous use of the building, there is a large power capacity to the site providing 30,000KVA. There is also a large gas supply.

Parking is located to the front of the office building with loading and commercial vehicle parking available at various points on the site.

Accommodation

The approximate net useable areas are as follows:

Office	3,123 sq ft	290 sq m
Main production area	21,905 sq ft	2,035 sq m
Ancillary buildings	2,583 sq ft	182 sq m
Yard	6,140 sq ft	570 sq m

Total

Total net useable area (Excludes yard)	27,611 sq ft	2,565 sq m
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Features

- Large electricity and gas supply
- Double access to site
- Separate office building
- Storage yard
- Parking
- Good access to road networks

Proposal

The property is available as a whole, or could be split to provide various layouts of accommodation, subject to agreement.

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

Price on application

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £89,500. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The factory has an energy asset rating of C.
The office building has an energy asset rating of B.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

