

Industrial

Images coming soon

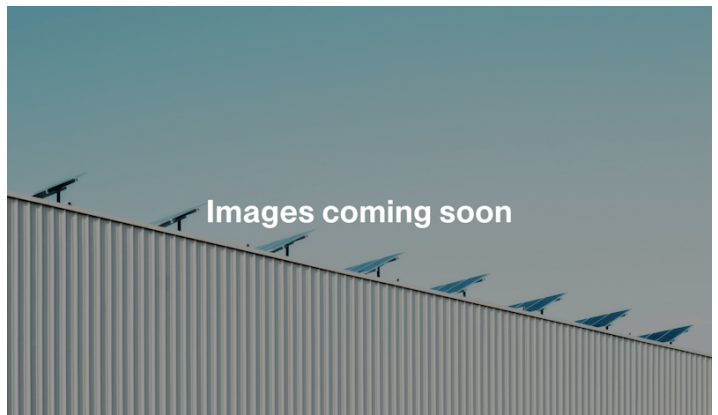
UNIT 13 | ST JAMES MILL BUSINESS PARK

Millbrook Close, Northampton, NN5 5JF

UNIT 13 | 796 SQ FT

Unit 13 offers 796 sq ft of compact, functional industrial accommodation

Unit 13 offers 796 sq ft of compact, functional industrial accommodation, ideal for small trade, workshop or storage uses. The unit benefits from level access loading, LED lighting, WC facilities and three phase power, arranged within a well maintained estate with shared servicing and on site parking. The unit is located at St James Mill Business Park, on Millbrook Close in the established St James area of Northampton. The estate benefits from excellent road connectivity via the A4500 St James Road, providing direct access to the M1 at Junction 16, with onward links to Junction 15a, the A45 and the A14, supporting efficient regional travel. Service/maintenance charge and insurance payable for this unit are to be confirmed.



Lease Type	New
------------	-----

Unit Summary

- Steel Portal Frame
- 3 Phase Power
- LED Lighting
- Car Parking
- Local Amenities
- Close to Transport

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,925.00	£18.75
Rates	£3,343.30	£4.20
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£18,268.30	£22.95

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

Industrial

UNIT 13 | ST JAMES MILL BUSINESS PARK

Millbrook Close, Northampton, NN5 5JF



Location

Situated on the western edge of Northampton, St James Mill Business Park is accessed via the A4500 and lies just 4 miles from Junction 16 of the M1, providing strong links to the East Midlands and beyond.



Road
M1: 4 miles



Airport
London Luton Airport: 37 miles



Rail
Northampton Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (40)



enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



+44(0) 808 169 7554



For more info please visit: unit.info/U6P0100081

+44(0) 808 169 7554