

Industrial

# UNIT 25 | ST JAMES MILL BUSINESS PARK

Millbrook Close, Northampton, NN5 5JF

Images coming soon

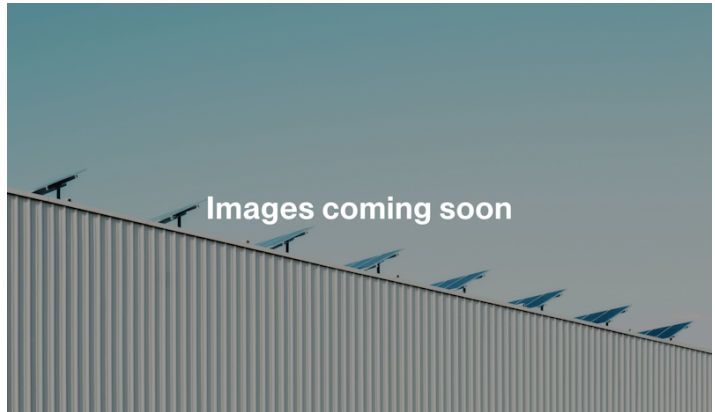
## UNIT 25 | 3,083 SQ FT

Unit 25 comprises 3,083 sq ft of high quality industrial accommodation

Unit 25 comprises 3,083 sq ft of high quality industrial accommodation, offering a flexible layout suitable for a range of industrial, trade or storage occupiers. The unit features level access loading, LED lighting, WC facilities and three phase power, with good internal eaves height and access to shared loading and on site parking. Situated within St James Mill Business Park, the unit benefits from a strategic location close to Northampton town centre. Excellent connectivity is provided via the A4500, with direct links to the M1 motorway (Junctions 15a and 16) and the A45 and A14, making the estate well suited to occupiers operating across the Midlands and beyond.

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	£40,850.00	£13.25
Rates	£11,227.50	£3.64
Service Charge	£2,954.83	£0.96
Insurance	£616.60	£0.20
<b>Total Cost</b>	<b>£52,694.10</b>	<b>£17.09</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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## 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 (41)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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## Key Contact



**Alex Winter**

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/U6P0100092](https://unit.info/U6P0100092)

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