

Images coming soon

Industrial

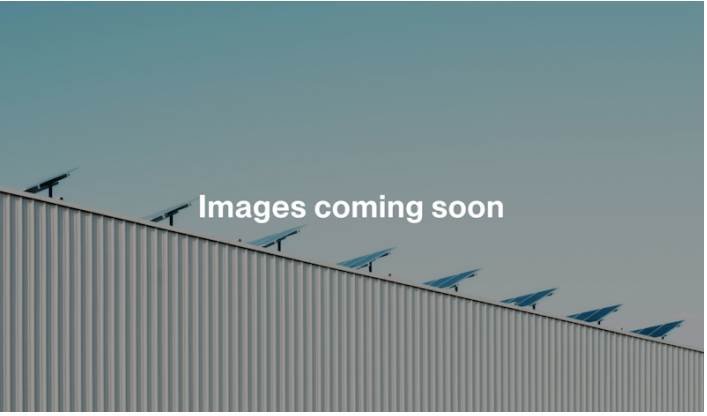
UNIT 3 | ST JAMES MILL BUSINESS PARK

Millbrook Close, Northampton, NN5 5JF

UNIT 3 | 1,634 SQ FT

Unit 3 provides 1,634 sq ft of modern industrial accommodation

Unit 3 provides 1,634 sq ft of modern industrial accommodation, well suited to light industrial, trade or warehouse uses. The unit benefits from a practical internal layout with level access loading, LED lighting, WC facilities and three phase power, supported by shared servicing areas within the estate. The unit is positioned at St James Mill Business Park, an established commercial location in Northampton's St James employment area. The estate is accessed via the A4500 St James Road, offering direct connections to the M1 at Junction 16 and convenient access to the A45 and A14, enabling efficient regional distribution. Service/maintenance charge and insurance payable for this unit are to be confirmed.



Lease Type	New
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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	£23,287.07	£14.25
Rates	£6,112.75	£3.74
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£29,399.82	£17.99

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.

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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	A (19)



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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."



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For more info please visit: unit.info/U6P0100093

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