

3

PENNARD CLOSE

BRACKMILLS INDUSTRIAL ESTATE
NORTHAMPTON | NN4 7BE

For Sale/To Let

MODERN WAREHOUSE/INDUSTRIAL UNIT

21,376 sq ft / 1,988.88 sq m



6.15m eaves



Fenced & gated yard



Good loading



Ample car parking



Two storey office & ancillary
accommodation

DESCRIPTION

The building comprises a steel portal frame with metal profile clad elevations under a pitched metal clad roof.

Internally the warehouse has fluorescent tube lighting, two Renzor gas warm air blowers.

The offices benefit from suspended ceilings, comfort cooling, Cat II lighting and UPVC double glazed windows. The offices are mainly open plan with a number of meeting rooms/cellular offices and wc's.

Additional offices and wc's are provided within the warehouse and mezzanine storage above.

Loading is via a single roller shutter door to the front elevation and externally there is a good size yard and car park.

TERMS

The property is available on a freehold or leasehold basis. Please contact the agent for more information.

BUSINESS RATES

Rateable Value £113,000. Rates Payable (2025/26) £62,715.



SERVICES

All mains services are connected to the property. The prospective purchaser/tenant should satisfy themselves in this regard.

VAT

VAT is chargeable at the current rate.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

The successful purchaser/tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	14,466	1,342.04
Ground Floor Offices	3,000	278.70
Ancillary Block	920	85.53
First Floor Offices	3,000	278.70
Total GIA	21,376	1,985.88
Mezzanine	920	85.53

All measurements are approximate

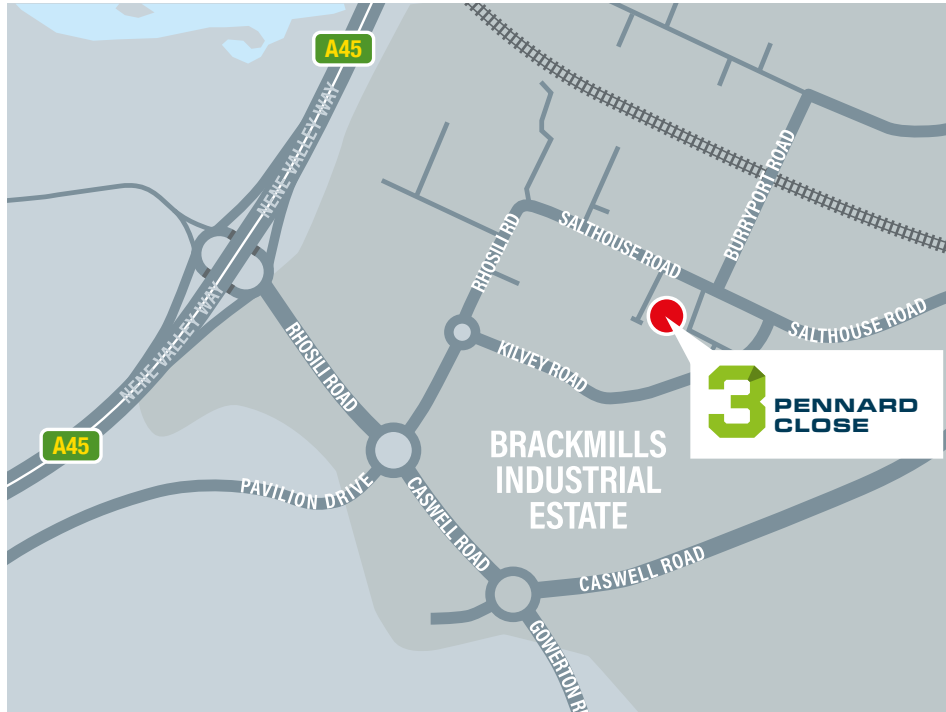
PLANNING

The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

EPC

The property has a rating of D77.





▶▶ SAT NAV: NN4 7BE // towns.rapid.means

LOCATION

Pennard Close is located adjacent to Salthouse Road on the popular Brackmills Industrial Estate. Brackmills is situated immediately adjacent to the A45 dual carriageway within approximately 5 minutes driving time of J15 of the M1 motorway and the town centre.

COMMUNICATIONS



ROAD NETWORK	MILES
A45	0.8
M1	3
A14	22
A1	35
M6	25



CITIES	MILES
Northampton	2
Leicester	41
Birmingham	58
London	67

SOURCE GOOGLE

VIEWING

For further information please contact:

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