

LETDIRECT
...making property simple
0800 804 8600

- * Huge portfolio of properties across 50 locations nationwide
- * Flexible deals to suit your requirements
- * Friendly, pro-active team waiting to help

**FOLLOWING
REFURBISHMENT**

Sovereign Court Northampton NN3 8RH



UNIT 1 TO LET Industrial/Warehouse
18,170 ft² (1,688 m²)

letdirectonline.com/Sovereign

On the Instructions of:



Location

Round Spinney is located approximately 3 miles north east of Northampton town centre. There is direct dual carriageway access to Junction 15 of the M1 (6 miles) via the A43 and A45 dual carriageways. The A14 and east coast ports can be accessed via the A43 to Kettering approximately 9 miles to the north. Sovereign Court is accessed from South Portway Close.

Description

The property comprises a semi-detached industrial/ warehouse unit of steel portal frame construction with part brick and part clad elevations under a pitched clad roof with roof lights. The warehouse comprises a clear span area with high bay sodium lighting and a minimum eaves height of 5.5 m. The property has 3-phase electricity and there is a single roller shutter door measuring 3.5m wide x 4.3m high together with ground floor WC facilities. The first floor office area is carpeted and has suspended ceilings with recessed lighting. There is radiator central heating, a kitchen and WC facilities. Externally the property provides a loading yard and 22 car parking spaces.

Accommodation

Available accommodation comprises of the following gross internal areas:

| Unit 1 | SQ FT | SQ M |
|-----------|--------|-------|
| Warehouse | 15,055 | 1,398 |
| Office | 3,115 | 289 |
| Total | 18,170 | 1,688 |

Lease Terms

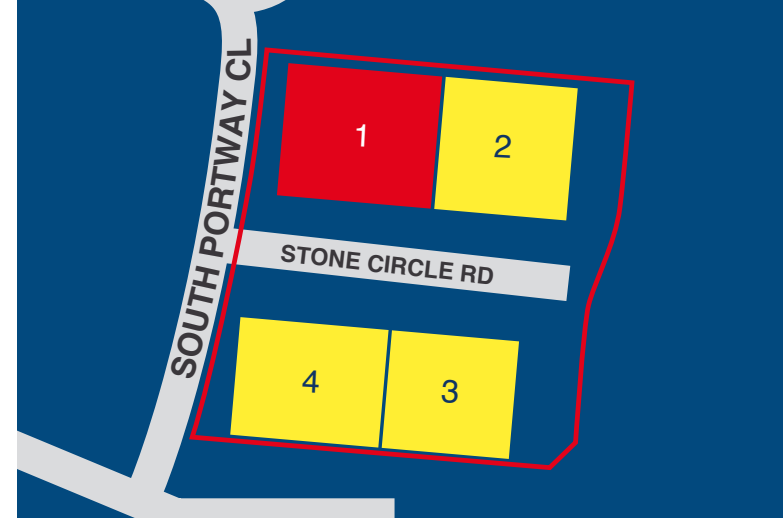
The unit is available on new flexible lease on a Full Repairing and Insuring basis with terms to be agreed.

Business Rates

For verification of the current business rates, interested parties are advised to contact the local authority.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.



Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

Viewing

Strictly by prior arrangement with the agent, please contact LetDIRECT.



Rachel Sharman
rachel.sharman@ipif.co.uk

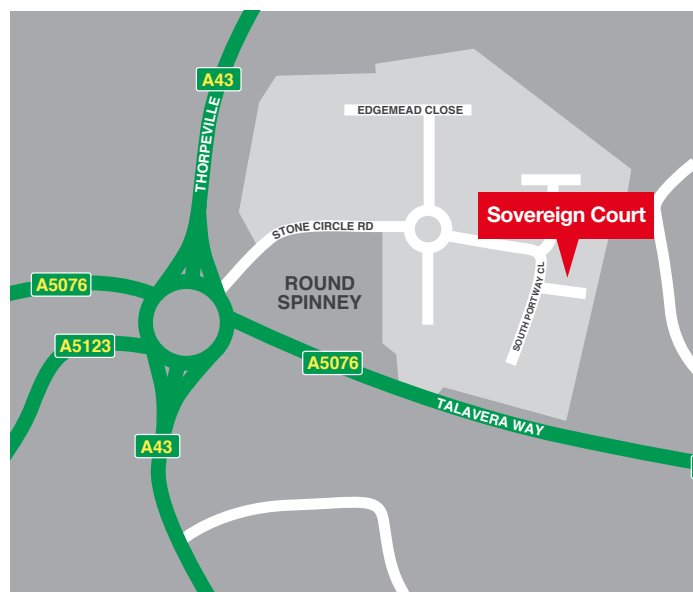
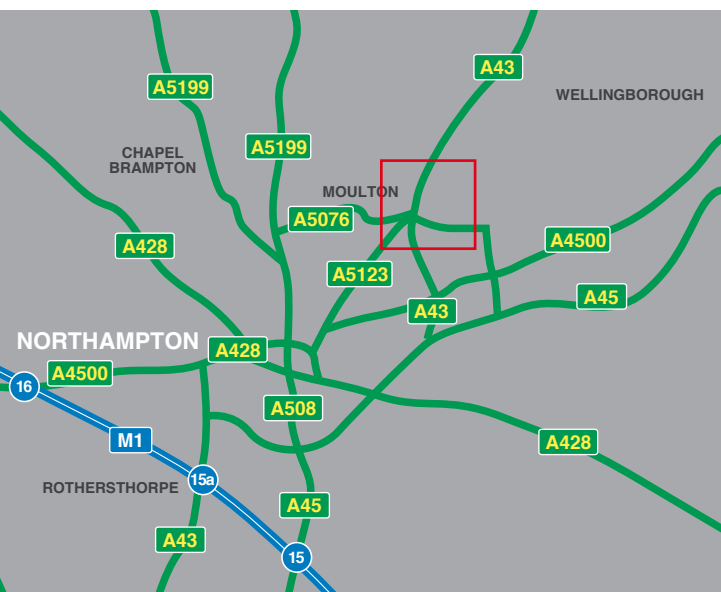


Nicholas Roberts
nroberts@drakecommercial.co.uk

Amanda Milne
amilne@drakecommercial.co.uk



Oliver Thompson
oliver@tdbre.co.uk



Sovereign Court, Round Spinney, Northampton NN3 8RH



NN3 8RH

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. December 2014.