

Lodge Park Farm Estate, Northampton
1,000 sq ft (93 sq m) of Offices
1,700 sq ft (158 sq m) of Workshop space

**AITCHISON
RAFFETY**



Oakleaf Court, Rye Hill Close NN5 7UA

For Sale Freehold

- Management offices with adjoining workshop
- Opportunity to occupy as a whole or split
- Well favoured estate on edge of county town
- Well appointed space for immediate occupation
- A rare Freehold



RICS



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Oakleaf Court
Rye Hill Close
Lodge Farm Industrial Estate
Northampton NN5 7UA



Description

This is an attractive modern property providing the rare opportunity of well appointed offices together with an adjoining workshop, the whole in excellent condition. The offices provide centrally heated, air conditioned and fully carpeted accommodation either as an open-plan or sub-divided as at present. The workshop provides heated space with a roller shutter loading door and access to the offices.

Location

The Lodge Farm Estate is a well favoured business area to the west of the town centre of Northampton enjoying easy access to the M1 motorway and other routes.

Accommodation

The well appointed offices extend to approximately 1,000 sq ft (93 sq m) plus a small kitchen and male and female toilets.

The workshop extends to approximately 1,700 sq ft (158 sq m) of heated space with electrically operated roller shutter door. Outside is an area of car parking.

Rateable Value

£21,000.

EPC

EPC Rating — 81 (copy available).

Services

All main services are connected.

Legal Costs

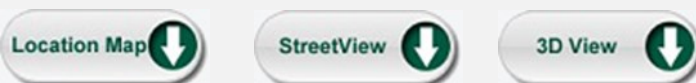
Each party to be responsible for their own legal costs incurred in this transaction.

For Sale Freehold

£375,000 (Three Hundred and Seventy Five Thousand Pounds)

Viewings

Strictly by appointment via the sole agents.



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