

# BERRYS



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## Unit 9, Chapel Farm, Hartwell Road, NN7 2EU

- Light industrial unit of 2,735 sq. ft. (253 sq. m.) approx.
- A secluded and attractive location close to J15 of the M1.
  - Rent of £12,000 per annum exclusive.
- Available immediately on a new lease with terms to be agreed.



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01327 356140

Oak House, 32 Ashby Road, Tove Valley Business Park, Towcester, Northamptonshire, NN12 6PG

## Location

Chapel Farm is a well established rural business park situated between the villages of Hartwell and Hanslope in South Northamptonshire. The business park is accessible just off Hartwell Road and provides easy access to Towcester and Milton Keynes which are both within a twenty minute drive.

Junction 15 of the M1 Motorway is approximately five miles north and the A508 and A5 are both a short distance to the west.

## Description

The property comprises a light industrial unit of steel frame construction with block and metal profile sheet cladding elevations under a pitched roof incorporating translucent light panels. The property has a minimum eaves height of 4.1 metres and ridge height of 6.3 metres. Loading is via a manually operated roller shutter door approximately 4.5m wide x 3.3m high.

The property has car parking spaces to the front of the unit and additional parking is readily available on site. To the front of the unit is a concrete apron and loading area.

## Accommodation

The property provides a light industrial unit of approximately 253m<sup>2</sup> / 2,735 sq. ft. and has a self contained office which provides approximately 15m<sup>2</sup> / 161 sq. ft.

To the rear there is a single WC and kitchen area and eaves storage of approximately 24m<sup>2</sup> / 258 sq. ft. at 3.4m high.

## Rent

£12,000 per annum exclusive of VAT and payable monthly in advance.

## Terms

The property is available to let as a whole with terms to be agreed. Incentives including an initial rent free period may be considered.

## Services

We understand that the property is connected to three phase electricity and water however the agent has not tested these services. Heating is via a gas fired blower.

## Costs

Each party is responsible for their own legal costs incurred in the transaction.

## Business Rates

The property has a rateable value of £11,000. Interested parties should verify the actual figure payable with the local authority.

## Local Authority

South Northants Council, The Forum, Moat Lane, Towcester, Northamptonshire, NN12 6AD  
Tel: 01327 322322

## Viewing

Strictly by appointment with the agent. Contact Duncan Batty on:

T: 01327 356140  
E: [towcester@berrybros.com](mailto:towcester@berrybros.com)

### IMPORTANT NOTICE

The property being open to inspection, the purchasers shall be deemed to have full knowledge of the whole and the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Berrys give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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6. The vendors do not make or give and neither agent nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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