

Mileway

5A Saddleback Road, Westgate Industrial Estate, Northampton NN5 5HL

NORTHAMPTON

Saddleback Road

Available To Let
Warehouse
17,876 sq ft (1,661 sq m)



Saddleback Road

Recently refurbished

Northampton 2 miles

Secure yard area

Roller shutter doors

Available To Let
Warehouse
17,876 sq ft (1,661 sq m)

5A Saddleback Road is a semi detached modern warehouse/ industrial unit prominently located on Westgate Industrial Estate in close proximity of household trade counter/industrial/supermarket and leisure and F&B operators.

The has been refurbished to a very high specification. The unit benefits from two storey offices and is bound by a secure perimeter fence and gate.

Parking in secure yard

24/7 access

Three phase electric

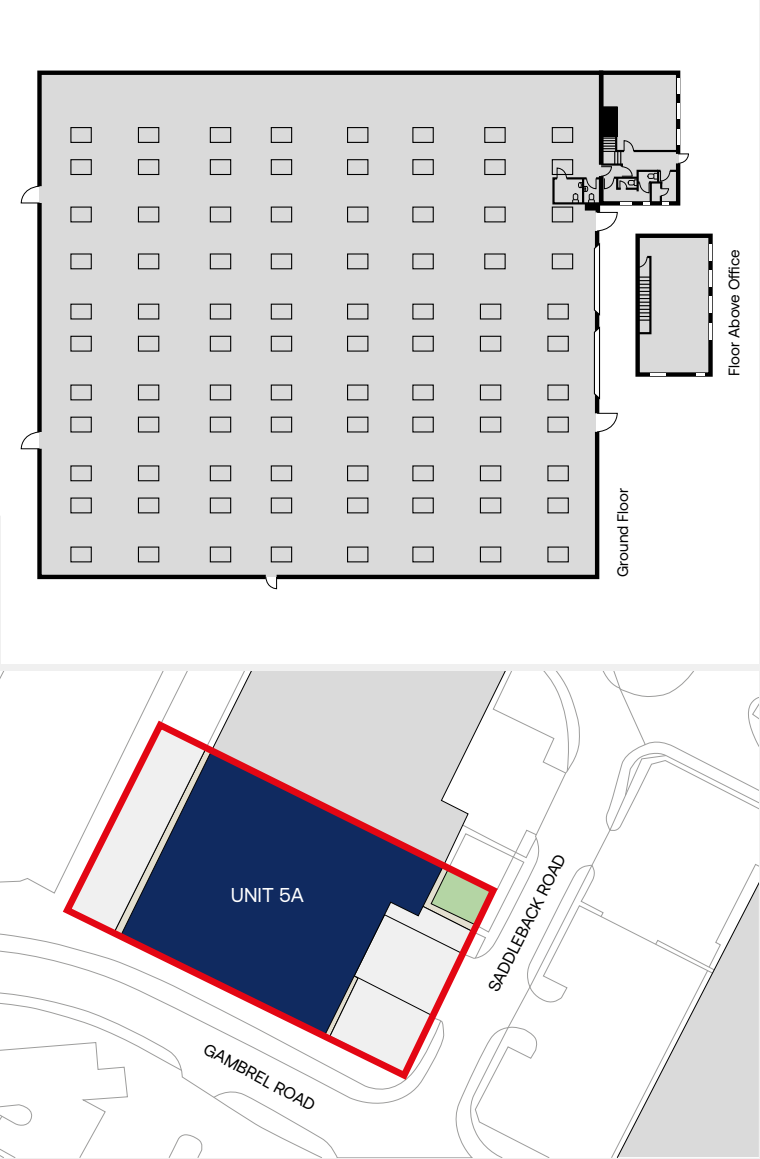
Two storey offices

LED lighting

Direct access to ring road



Siteplan and floor plan



Accommodation

The property comprises the following Gross Internal Area (GIA):

Unit	Area (sq ft)	Area (sq m)
5A	17,876	1,661

Key Features

- Northampton 2 miles
- Recently refurbished to a very high specification
- Two modern insulated roller shutter doors
- 5m clear height
- Bound by a secure perimeter fence with gated entrance
- Secure yard and parking
- Three phase electricity
- LED lighting
- Two storey offices
- Direct access to ring road which gives access to M1 at J15, J15a and J16.



Saddleback Road

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VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information



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Mileway

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Property owned by **Mileway**

EPC

The property has an EPC rating of 46 which is in Band B.

Terms

The property is available by way of Full Repairing and Insuring lease on terms to be negotiated. The guide rent is £145,000 per annum exclusive.

Location

Saddleback Road is situated on the Westgate Industrial Estate which is located to the west of Northampton town centre in the Sixfields area of Northampton.

The estate provides direct access to the towns main road network and dual carriageway access to Junction 16 of M1 motorway. Other occupiers on the estate include Audi, Aldi, Speedyhire, Carlsberg, Man Trucks and The Gym.



By Road

Close to A4500 and A43.
Approx nine minutes to M1 Junction 16 via A4500.
Approx seven minutes to M1 Junction 15a.



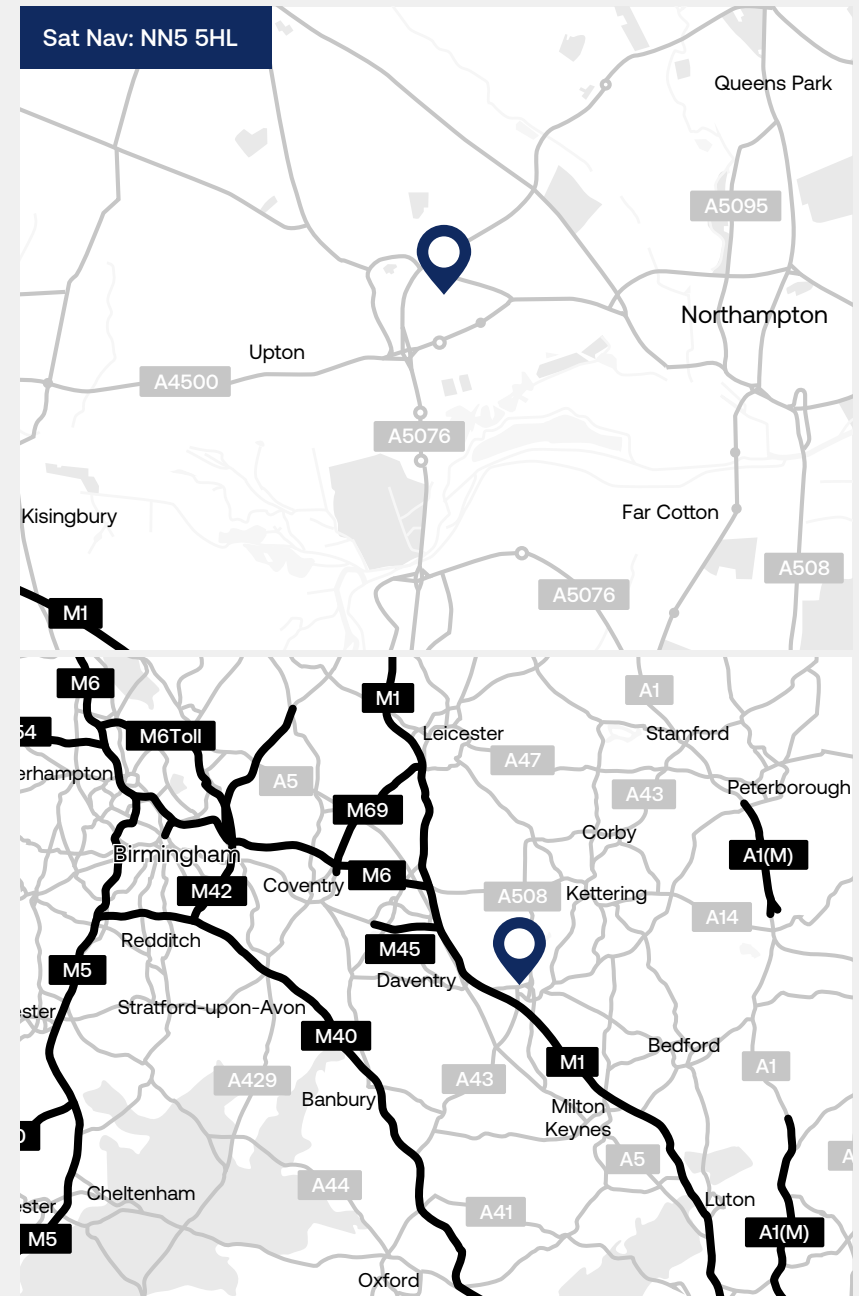
By Rail

Northampton Railway Station.
Approx eight minutes by car.



By Air

London Luton Airport.
Approx 40 miles.
Birmingham Airport.
Approx 46 miles.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property, (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice, (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. February 2022.

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