

To Let

STORAGE LAND / SECURE COMPOUND

Yard 4B Thornton Road Compounds Thornton Road
Northampton NN2 6LS



- Available in combination with Yard 4A (15,360 sq ft total)
- Available to occupy immediately
- Secure compounds
- Quick access to the A508
- 230V 20A sub metered electric supply

To Let £22,795 per annum exclusive

Location

The site is situated at the end of Thornton Road and lies approximately 2 miles north of Northampton town centre. The surrounding locality comprises a mixed range of residential and commercial properties. A tributary of the River Nene forms the western fringe of the site whilst the adjoining land to the north and south is predominantly undeveloped. A wide range of amenities are provided within the town centre and also the neighbouring district of Kingsthorpe both of which can be accessed via the A508.

Accommodation

Each compound is well secured, predominantly enclosed by palisade fencing. The compounds are flat, regularly shaped, and largely surfaced with loose hardcore plainings, providing a durable and practical base for various commercial uses.

The wider site extends to approximately 1.742 acres (0.705 hectares) and is broadly rectangular in shape. Access is gained via a single entrance fronting onto Thornton Road, leading to an internal spine road (not adopted), which is predominantly tarmac surfaced. This internal roadway provides access to 12 individual compounds of varying sizes, occupied by a range of local businesses.

Areas

	Sq Ft	Sq M
Yard 4B	9,117	846.97
TOTAL	9,117	846.97

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent.

Rent

To Let £22,795 per annum exclusive

Terms

The premises are available to lease upon flexible new terms. A new lease will be excluded outside of the Landlord and Tenant Act 1954.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £7,000

Rates Payable (Subject to applicable Small Business Rates Relief): £0

Service Charge

TBC

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated. VAT will not be payable upon the rent.

Services

We understand that electricity is connected to the property. It should be noted that the supply has not been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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