# To Let

## Short-term flexible leases with incentives available / Rural Light

## Industrial Workshop / Warehouse

Unit 8 Chapel Farm
Hartwell Northampton NN7 2EU

- Quick access to Northampton and M1 Motorway
- Available for immediate occupation
- 2,715 sq. ft. with mezzanine of 1,276 sq. ft.
- Rural accommodation
- Available in conjunction with the neighboring unit

To Let £17,500 per annum exclusive

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: **01604 404 060**
Web: **underwoods.co.uk**

These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## Location

Chapel Farm is situated between the villages of Hartwell and Hanslope off the Hanslope Road in South Northamptonshire and close to Northampton and Milton Keynes.

The location gives quick access to Junction 15 of the M1 Motorway (5 miles), the A508 (3.5 miles) and the A5 (3.5 miles).

## Accommodation

The property is a light industrial warehouse / workshop unit constructed from a steel portal frame, with concrete floor. There is a maximum eaves height of 3.7 metres which rises to a 7.1 metre ridge height. There is a roller shutter loading door to the front with a clear loading height of 5 metres.

The property provides an open plan workshop/ warehouse space with kitchen and undercroft storage / office areas. There is a steel frame mezzanine level which provides additional storage space.

There are two communal car parking areas.

## Areas

| | Sq Ft | Sq M |
|---|---|---|
| Ground Floor | 2,715 | 252.22 |
| Mezzanine | 1,276 | 118.54 |
| **TOTAL** | **3,991** | **370.76** |

## 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. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

## Rent

To Let £17,500 per annum exclusive

## Terms

The premises are available to lease upon flexible new terms.

## 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:** £17,000
**Rates Payable:** £7,344

## 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.

## EPC

Awaited

## Services

We understand that all mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have 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:

**Ravi Varambhia - Underwoods**
rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149

**Duncan Batty**
Duncan.batty@berrys.uk.com

View Location

Underwoods
www.underwoods.co.uk

CoStar AWARDS ANNUAL AWARDS TOP AGENCY 2024 WINNER

RICS

The Property Ombudsman

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: **01604 404 060**
Web: **underwoods.co.uk**

These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.