

TO LET - INDUSTRIAL / STORAGE / OPEN STORAGE

# 42 SALTHOUSE ROAD

Brackmills Industrial Estate, Northampton, NN4 7EX



## Key Highlights

- 2.82 Acres
- Gated and fenced yard area with separate in / out routes
- Two portable cabins providing office, welfare and meeting room
- Perimeter flood lights
- Good quality hard standing throughout
- Suitable for a wide range of open storage uses
- 40 car parking spaces
- J15 of M1 within 3.5 miles

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## Description

Salthouse Road is a 2.82 acre open storage site suitable for a range of uses. The site benefits from a good quality concrete and reinforced cement concrete (RCC) / grouted macadam surface throughout with the exception of the separate car park which is block paved. The yard area is fully fenced and secure with 2 x gated access / egress points and perimeter flood lighting. 2 x on-site portacabins extending to 230 sq ft and 382 sq ft provide office, welfare and meeting room facilities. The site is fully serviced with power and water.

The separate car park provides 40 car parking spaces and is situated at the front of the site, outside of the gated compound.

The main compound was previously used for container storage but would suit a range of open storage uses including HGV parking.

## Location

The site is situated off Salthouse Road within the Brackmills Industrial Estate, one of the premier business and logistics parks in the Midlands, and is home to around 190 businesses.

It provides good connectivity to J15 of M1 within approximately 3.5 miles.

## Viewings

Strictly by appointment with the agents.

## Terms

The land is available on a leasehold basis on FRI terms to be agreed.

## VAT

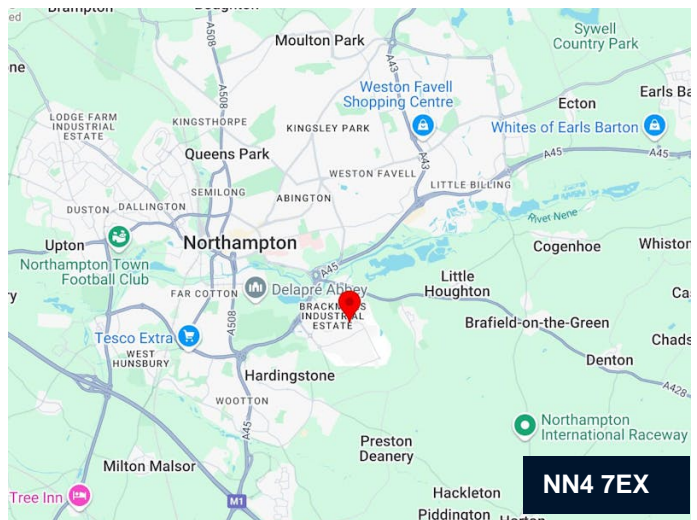
VAT is applicable at the prevailing rate.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Business Rates

Rateable Value: £74,000.



## Contact

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