

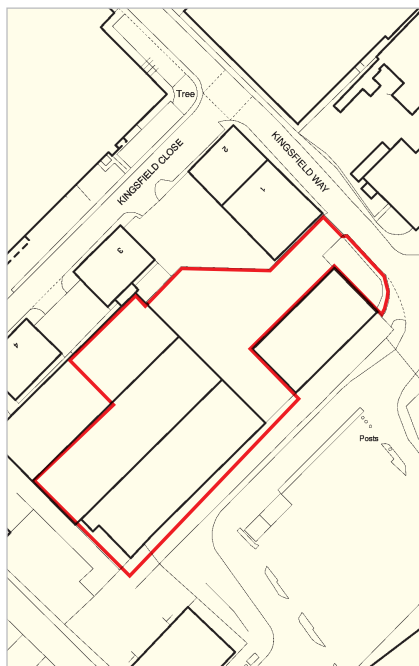
Northampton

Units 1A, 2A, 2B and 3
Kingsfield Way
King's Heath Industrial
Estate
Northamptonshire
NN5 7QN

- **Freehold Industrial Investment**
- Comprising four separate units – 1,902.1 sq m (20,472 sq ft) in total
- Contained on a secure site of 0.395 hectares (0.977 acres)
- Active asset management opportunity
- Total Current Rents Reserved
£45,000 pa
plus 723.10 sq m
(7,783 sq ft) vacant

On the Instructions of
S McGivern & J Bayliss as Joint
LPA Receiver on behalf of Green
Properties Limited

SIX WEEK COMPLETION
AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
Freehold.

Location
Northampton is a well-established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 19 miles north of Milton Keynes and has a population in excess of 194,000. The town benefits from excellent road communications, with Junctions 15, 15A and 16 of the M1 Motorway providing access to London, Birmingham and the national motorway network.
The property is situated on an established industrial estate to the north-west of Northampton city centre. The estate is accessed from the west side of Gladstone Road, between its junctions with Mill Lane and Merthyr Road.
Occupiers close by on the estate include Jewson, Topps Tiles, Chips Away and Screwfix.

Description
The property is arranged on ground floor only to provide three industrial units with workshop, office and ancillary accommodation on a gated compound of 0.395 hectares (0.977 acres). The property benefits from an enclosed yard.

VAT
Please refer to the special conditions of sale.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1A	Northampton Autosports	Ground Floor	401.1 sq m	(4,317 sq ft)	Rent paid quarterly in advance (1)	£17,500 p.a.	
2A	Durasteel Roofing and Cladding Limited	Ground Floor	401.6 sq m	(4,322 sq ft)	Rent paid quarterly in advance (1)	£17,500 p.a.	
2B	Design City Limited	Ground Floor	376.3 sq m	(4,050 sq ft)	Rent paid quarterly in advance (1)	£10,000 p.a.	
3	Vacant	Ground Floor	723.1 sq m	(7,783 sq ft)	–	–	–
Total			1,902.1 sq m	(20,472 sq ft)	Total £45,000 p.a.		

NB. Floor areas provided by the Vendor.

(1) Neither Allsop nor the Receivers have had sight of the lease and so the terms are unknown, in particular and without any limitation, the commencement date and term for occupation, are unknown. Buyers should rely on their own enquiries in this regard.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor J Cooper Esq, The Wilkes Partnership. Tel: 0121 710 5883 e-mail: jcooper@wilkes.co.uk