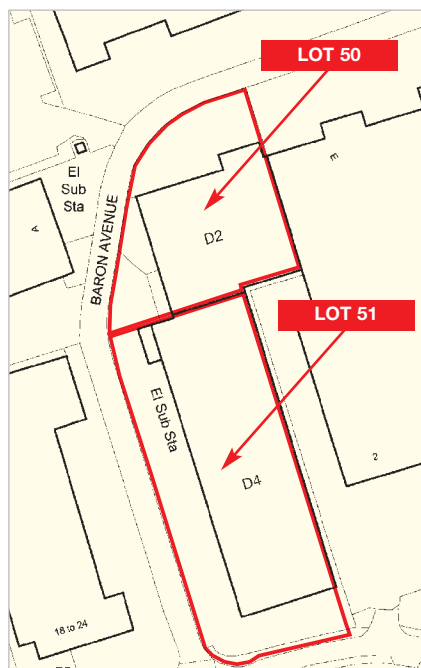


# Northampton Units D2 & D4 Baron Avenue Earls Barton NN6 0JE

- Freehold Industrial Investment
- Comprising two warehouse units on an established estate
- Unit D2 comprises 2,038.50 sq m (21,943 sq ft) and Unit D4 comprises 3,130.36 sq m (33,696 sq ft)
- To be offered as two separate lots
- Reversions 2013
- Total Current Rents Reserved  
**£155,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

## Location

Northampton, with a population of 190,000, is a major commercial and administrative centre. Earls Barton is situated 7 miles east of the town centre, 30 miles south-west of Peterborough and 25 miles west of Huntingdon. The A45 dual carriageway (Junction 11) is located less than 2 miles to the south-east which links to the M1 motorway 10 miles to the west and the A14 16 miles to the north.

The property is located ½ a mile to the north-east of Earls Barton centre on Baron Avenue which runs west of Wellingborough Road.

Occupiers close by include Nobles Express, Jazolo, Nobles Engineering Solutions, Woodway UK, M Bliss and the OCM Business Centre.

## Description

The property comprises two neighbouring warehouses which each benefit from an eaves height of approximately 6.4 metres (21 ft), roller shutter doors and a mezzanine level. A two storey building is attached to the front of Unit D2 which provides office accommodation whilst Unit D4 has ancillary accommodation in the front section.

## VAT

VAT is not applicable to these lots.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 50 or 51 Northampton**.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
50	D2	Gloverall plc (1)	Warehouse 1,298.48 sq m (13,977 sq ft) Mezzanine 637.48 sq m (6,862 sq ft) Ground Floor Office 51.28 sq m (552 sq ft) First Floor Office 51.28 sq m (552 sq ft) <b>Total 2,038.50 sq m (21,943 sq ft)</b>	6 years from 26.04.2007 Rent review in the third year FR & I subject to a schedule of condition	£60,000 p.a.	Reversion 2013
51	D4	Boxes (Prestige) Ltd (2)	Warehouse 1,966.51 sq m (21,168 sq ft) Ancillary 353.48 sq m (3,805 sq ft) Workshop 155.79 sq m (1,677 sq ft) Mezzanine 622.24 sq m (6,698 sq ft) Switch Room 32.34 sq m (348 sq ft) <b>Total 3,130.36 sq m (33,696 sq ft)</b>	3 years from 15.10.2010 FR & I subject to a schedule of condition	£95,000 p.a.	Reversion 2013

(1) For the year ended 31st December 2009, Gloverall plc reported a turnover of £22.2m, a pre-tax profit of £626,000 and a net worth of £1.384m. (Source: riskdisk.com 22.12.2010.) The tenant has been in occupation since 1979 and is a subsidiary of the Korean conglomerate E-Land Group.

(2) For the year ended 31st December 2009, Boxes (Prestige) Ltd reported a turnover of £10.661m, a pre-tax profit of £44,000 and a net worth of £902,000. (Source: riskdisk.com 22.12.2010.) The tenant is a subsidiary of Clondalkin Group (a quoted plc) and has its larger manufacturing unit also located on Baron Avenue at the entrance to the estate.

**Total £155,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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