# Ravens Way

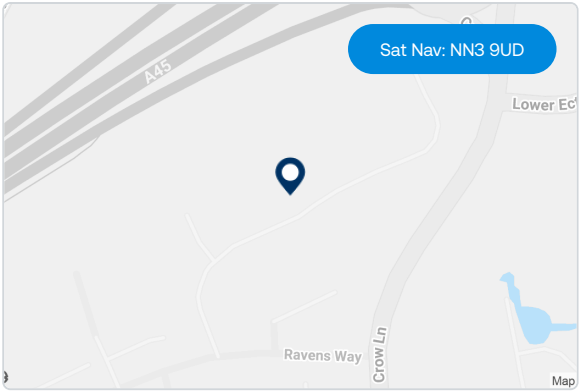
## Crow Lane 41 Northampton NN3 9UD

## Warehouse | 22,404 ft²

- 6.5m minimum eaves height
- Self contained gated yard
- 3 full height roller shutter doors
- LED lighting throughout
- Three phase electricity








## Description

The unit is of Steel portal frame construction and benefits from metal clad and brick elevations, metal clad roof with inset roof lights, canteen area, personnel entrance, offices at ground floor and first floor level, two gated entrances useful for an in and out flow and male and female WCs

## Location

The property is located on Ravens Way on Crow Lane Industrial Estate to the east of Northampton town centre. The estate is located just off the A45 dual carriageway which provides direct access to the M1 at J15 to the west and access to the A14 via the A43 to the north and A45 to the east. Neighbouring occupiers include Royal Mail, Smurfit Kappa, Seko Synergy, Greggs and Booker Cash and Carry.

## Further information

**EPC**
Rating
B

**Rent**
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**
Available on new full repairing and insuring leases.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---|---|---|---|---|
| Unit 4 | Warehouse | 22,404 | Immediately | 20,835 |
| Total | | 22,404 | | |

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