RAVENS WAY • CROW LANE INDUSTRIAL ESTATE • NN3 9UD

NORTHAMPTON SIXTY3

63,695 SQ FT (5,917 SQ M)



MODERN DISTRIBUTION FACILITY

TO LET / FOR SALE



FEATURES

- Modern distribution facility refurbished 4 years ago
- Min eaves 6.5m
- Secure site
- 2 Dock level loading doors
- LED lighting
- Loading yard extending to 40m
- 5 Level access loading doors
- 250 KVA
- 48 car parking spaces

NORTHAMPTON
SIXTY3

SAT NAV:
NN3 9UD
CLICK FOR
GOOGLE MAP

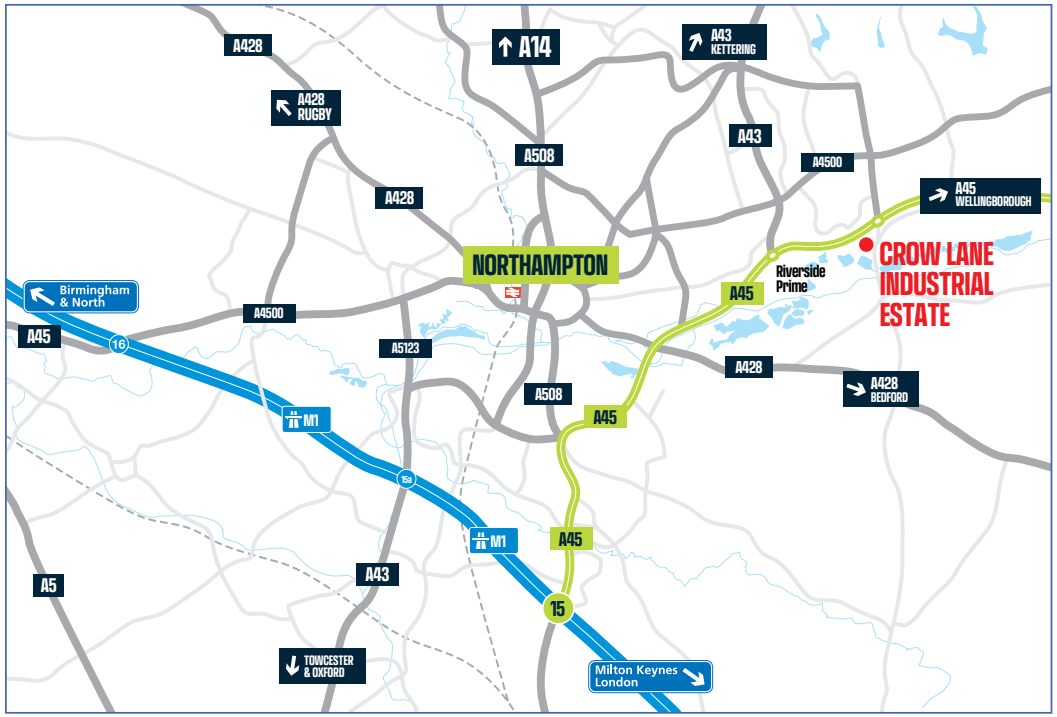
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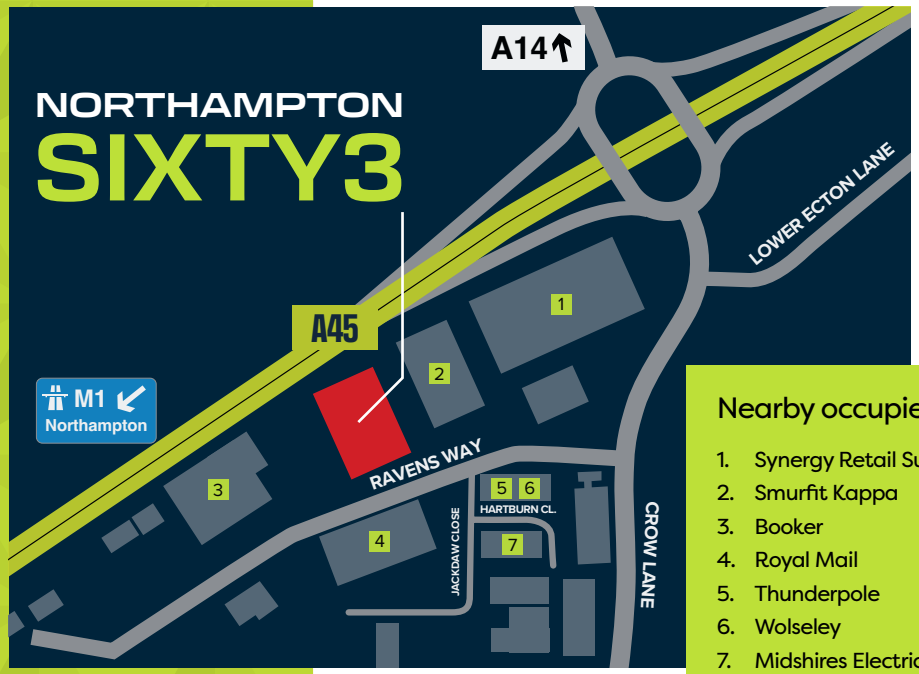
LOCATION

The property fronts Ravens Way on the popular Crow Lane Industrial Estate , backing onto the A45, 4.5 miles east of Northampton town centre and 7 miles north east of Junction 15 M1.

The unit occupies a prominent position opposite Royal Mail with Smurfit Kappa to the east and Booker Northampton to the west.

A45	Adjacent
Northampton town centre	4.5 miles
M1 Junction 15	7 miles
A14 (via A45)	17 miles
Kettering (via A43)	13 miles
Rugby (via A428)	26 miles







Nearby occupiers:

1. Synergy Retail Support Ltd
2. Smurfit Kappa
3. Booker
4. Royal Mail
5. Thunderpole
6. Wolseley
7. Midshires Electrical

DESCRIPTION

A modern distribution facility which was refurbished approximately four years ago, providing substantial warehouse and ancillary showroom / welfare accommodation together with recently fitted first floor offices.

The warehouse provides a minimum eaves height of 6.5 metres and benefits from two dock level and five level access loading doors. The property also provides a secure site, loading yard extending to 40 metres and 48 car parking spaces.

Further specification includes LED lighting and a 250 KVA power supply.

ACCOMMODATION (GEA)

The accommodation comprises the estimated following areas:

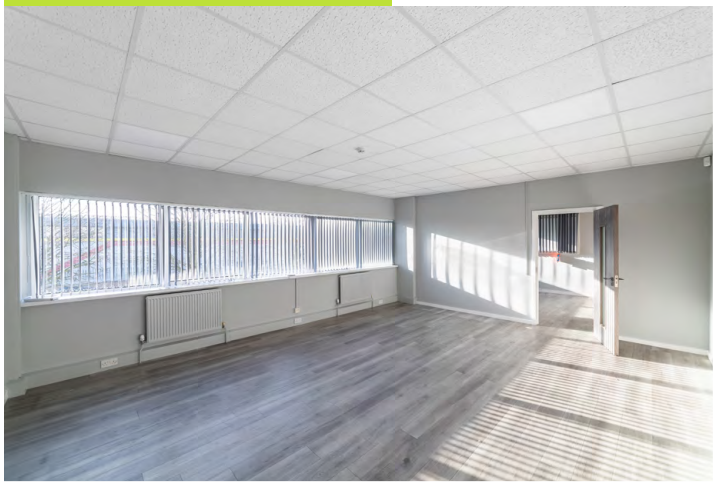
NORTHAMPTON SIXTY3	sq ft	sq m
Warehouse & ancillary showroom / welfare	60,637	5,633
First floor offices	3,058	284
TOTAL	**63,695**	**5,917**







CLICK TO VIEW PHOTO GALLERY









EPC

C-57

VAT

The property is elected for VAT.

RENT

On application.

TERMS

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated.
A Freehold sale will also be considered.





VIEWINGS

Viewing strictly by prior appointment via the joint sole agents:

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