

SAT NAV: NN5 5JP



St James Mill Road Trade Park

NORTHAMPTON

TRADE COUNTER OPPORTUNITY | 4,575 SQ FT TO 9,240 SQ FT

EDGE OF TOWN LOCATION | ESTABLISHED TRADE COUNTER LOCATION | NEARBY OCCUPIERS
INCLUDE PLUMB CENTER, PLUMBING TRADE SUPPLIES, OMNICO PLASTICS,
EUROCELL, JEWSONS AND TRAVIS PERKINS

www.tradeinvestors.co.uk

Location

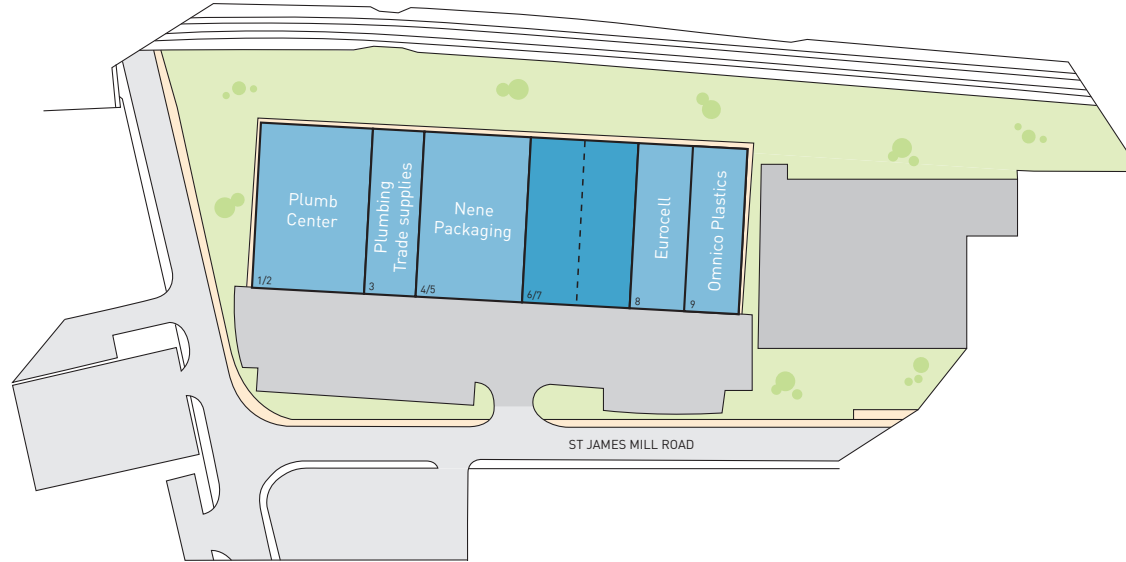
The Trade Park is located on the St James Mill Road Industrial Estate which is located less than a mile to the south west of Northampton town centre off St James Road (A428). The site is also within 1.5 miles of the outer ring road that provides easy access to the M1.

Description

The premises comprise two adjoining mid-terraced units of steel portal frame construction with external elevations of brick/block and profiled metal cladding above. The roof decking incorporates translucent rooflight panels providing a good level of natural light to the units internally.

Specification

- 5.5 metres to eaves
- Brick and blockwork walls surmounted by profile metal cladding
- Concrete floor
- Twin roller shutter doors to front elevation
- Unit capable of accommodating mezzanine floor subject to necessary consents
- Substantial customer parking
- Capable of subdivision into two units of 4,575 sq ft each



Unit	Tenant	Sq ft
1/2	Plumb Center	9,212
3	Plumbing Trade Supplies	4,585
4/5	Nene Packaging	9,712
6/7	Available to let	9,240*
8	Eurocell	4,625
9	Omnico Plastics	4,625

*Units 6/7 can be subdivided into two units of 4,575 sq ft each



View more details at www.tradeinvestors.co.uk

To arrange a viewing or for further details:



Amit Babbar
T: 020 7344 6612
E: amit.babbar@collierscre.co.uk



Stephen Battersby
T: 01604 404060
E: sb@underwoods.co.uk

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