

# OPEN STORAGE SITE TO LET

LOCATED ADJACENT TO LIDL FRONTING HARLESTON ROAD  
CLOSE TO JUNCTIONS 15A AND 16 OF THE M1 MOTORWAY

APPROX 1.2 ACRES  
(0.49 HECTARES)

HILL CLOSE | LODGE FARM INDUSTRIAL ESTATE | NORTHAMPTON



- Prime open storage site fronting the busy A428 Harelstone Road
- Excellent access to junctions 15a and 16 of the M1 motorway
- Suitable for a variety of open storage uses (subject to planning)





## LOCATION

Northampton is an established industrial and logistics location strategically located on the M1 motorway in the heart of the “Golden Triangle”. Northampton is situated 66 miles north west of London and 55 miles south east of Birmingham.

The town has excellent road communications with Junctions 15, 15A and 16 of the M1 motorway all within 5 miles of the town centre. The A45 dual carriageway runs to the south of the town, providing a fast link between the M1 (J15) and the A14 at Thrapston.

This connectivity is a major attraction to businesses. Major national and global employers represented in the town include:



## TRAVEL

Car	Distance	Road	Distance
Northampton	4 miles	A4500	2 miles
Birmingham	53 miles	M1 J15A	4 miles
London	71 miles	A45	5 miles
Manchester	135 miles	M1 J16	5 miles

Airport	Distance	Rail	Time
Luton	42 miles	Milton Keynes	13 mins
Birmingham	46 miles	London Euston	46 mins
East Midlands	51 miles	Birmingham New Street	50 mins
Heathrow	70 miles	Manchester Piccadilly	120 mins



[CLICK TO VIEW GOOGLE MAPS](#)



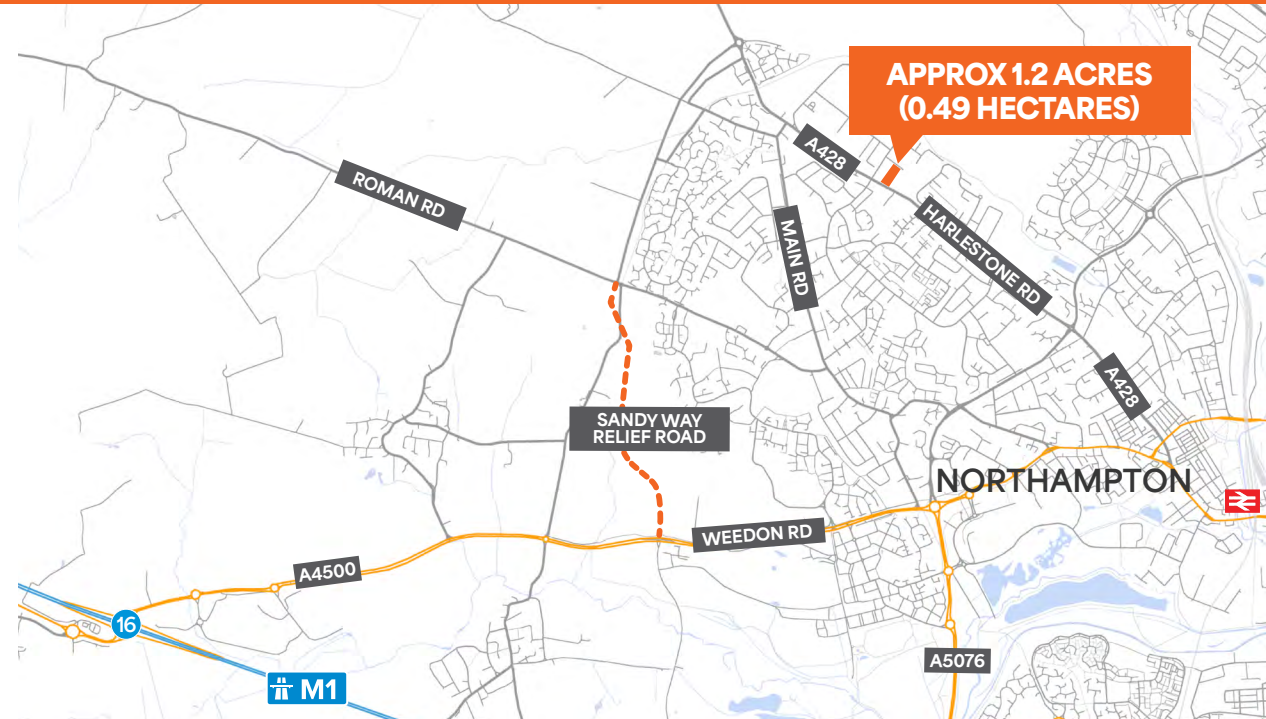


## DESCRIPTION

The site is approximately 1.2 acres (0.49 ha) and fronts the busy A428 Harlestone Road, which forms one of the main arterial routes into Northampton Town Centre and is adjacent to the new Lidl store. The site is a uniform rectangular shape and is accessed off Hill Close, which runs parallel to Harlestone Road. The previous building on the site was demolished as part of the adjacent Lidl development. The site is therefore now cleared and plateaued.

## HIGHWAY IMPROVEMENTS

Access to the site will be improved on completion of the Sandy Way Relief Road.







## QUOTING TERMS

The site is offered by way of a new lease at a guide rent of £120,000 pa excl.

## VAT

We understand that VAT will be charged at the standard rate.

## DATA ROOM

A Data Room has been setup. Please contact the agents to be granted access.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required.

## SITE INSPECTIONS

Viewing is strictly by prior appointment only with the Landlord's Agent.

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Boundaries are indicative only

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