

OPEN STORAGE

UPTON VALLEY WAY NORTH • UPTON • NORTHAMPTON • NN4 9FJ

TDB
Real Estate

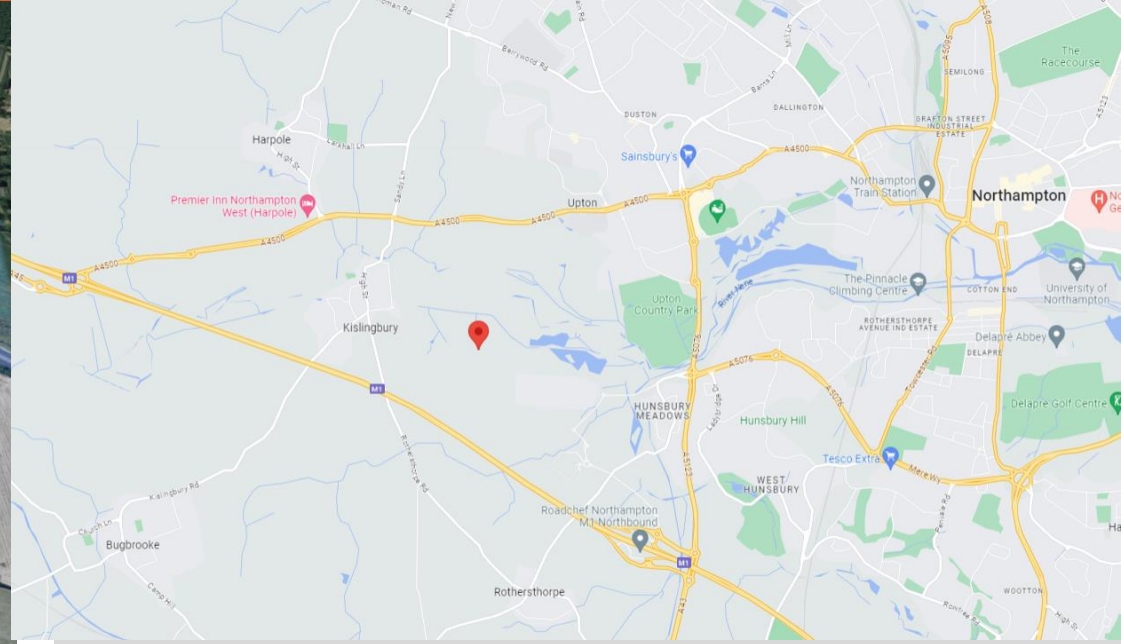


2 acres (0.81 ha)
Open Storage

TO LET

- Secure site with manned gatehouse
- Excellent access to J15a and J16 of the M1 motorway
- Additional parking maybe available by separate negotiation

Available by way of a new sub lease at a guide rent of £220,000 pa excl



Location

Swan Valley is ideally situated to the south west of Northampton, just off junction 15a of the M1 motorway. Its strategic location puts a working population of 1.1 million within an hour's drive time.

Luton Airport and Birmingham International are both under an hour away, with Heathrow one hour 10 minutes way.

Current occupiers include Neovia Logistics/BMW Distribution, Sytner Land Rover, The White Company, Morrisons DC, Pets at Home DC and many more.

Description

The available accommodation comprises 3 blocks of lorry parking spaces, these total 135 spaces. Access is via a combination of a manned and electronic gate system. The site is fenced and benefits from monitored CCTV. Additional car parking is available by separate negotiation.

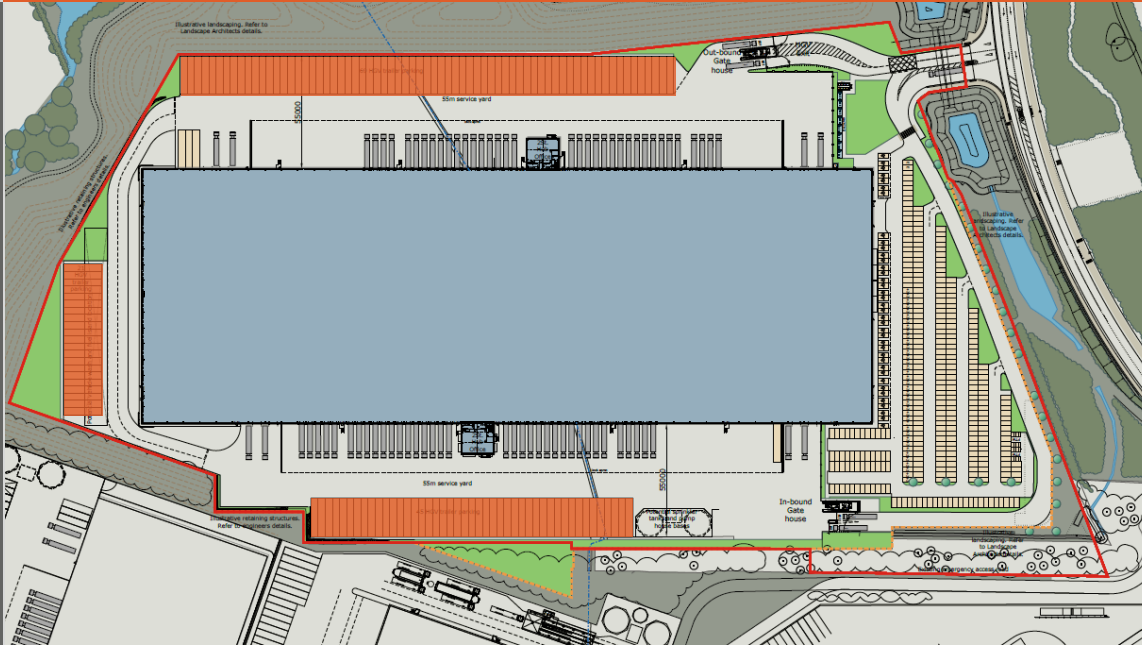
The demised areas are potentially suitable for the following uses (Subject to planning):

- Trailer parking
- Container storage
- Long term vehicle parking
- Long term external storage

Other uses maybe considered.

Accommodation

	Acres	Ha
Total Area	2.0	0.81



Terms

The demised areas are available by way of a new sublease at a quoting rent of £220,000 pa excl

Rates

Subject to reassessment. Any business rates due will be payable by the tenant.

VAT

The incoming tenant will be responsible for the payment of any VAT.

Services

Other than the communal on site lighting and security, no services are provided. However, connections to other services maybe available by separate negotiation.

Legal Costs

Both parties to pay their own legal costs incurred in the transaction

Viewing

Viewing and further information via the sole agents:



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