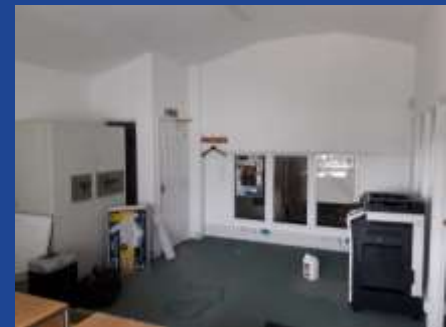


FOR SALE



www.budworthhardcastle.com

19, Ferro Fields, Brixworth,
Northamptonshire NN6 9UA



Industrial
4,593 SqFt (426.69 SqM)

- ▼ Hybrid unit available on freehold basis
- ▼ Located in popular industrial estate
- ▼ suitable for conversion to office property (subject to planning)
- ▼ Shared yard space

FOR SALE
offers in excess of £375,000

Offices also at: ▼ Northampton ▼ Peterborough



6 Riley Road
Kettering
Northamptonshire NN16 8NN

www.budworthhardcastle.com

LOCATION PLAN



LOCATION

Brixworth village is located approximately 7 miles North of Northampton town centre. The A508 provides a direct access to Northampton to the south and the A14 approximately 5 miles to the north. The A14 provides access to the M1 and wider motorway network. Brixworth is home to a mixture of businesses, with historical links to Formula 1 racing being home to Mercedes High Performance Engines and Illmor Engineering.

DESCRIPTION

The property is a detached Hybrid unit of facing brick elevations under a pitched profile clad roof. There is some decorative timber cladding to the front elevation. Access to the front of the property is via a single pedestrian door. The windows in the property are UPVC double glazed.

The ground floor provides part office and part warehouse space. There are two small offices fitted with wall mounted perimeter trunking, electric heating, florescent strip lighting and plastered and painted walls. The ground floor also has a kitchenette and WC facilities.

The warehouse space has plastered and painted walls, painted concrete floor, wall mounted electric heaters and florescent strip lighting. There is also protective security shutters over the windows in the warehouse space. There is a minimum ceiling height of 2.021m with a full ceiling height of 2.67m Loading access is via a double pedestrian door 1.646m wide, 1.982m high.

The first floor is accessed via an internal staircase and provides a mixture of open plan office/meeting space and cellular offices. There are internal glazed partitions between the office spaces. The offices are decorated with plastered and painted walls and ceilings, carpeted floors and wall mounted perimeter trunking. There is a kitchenette and WC facilities also located on the first floor.

ACCOMMODATION

The property provides the following approximate gross internal areas.

Ground Floor -	2,545 sq ft	236.446sqm
First Floor -	2,048 sq ft	190.267sqm
Total -	4,593 sq ft	426.713sqm

TERMS

The property is available on a freehold basis with offers considered in excess of £375,000 excluding VAT.

TOWN AND COUNTRY PLANNING

The property has been used for B1 and B8 uses under the commercial property use class order. Interested parties are advised to make their own enquiries in this regard with the local planning authority (Daventry District Council 01327 871100)

RATES

The property has been assessed for business rates on a room by room basis. Further details are available on request from the agent.

LEGAL COSTS

Each party to bear their own legal costs

SERVICES

The property benefits from connection to mains single and 3 phase electricity, water and sewerage. There is no gas connected to the property. Please note the services have not been tested by Budworth Hardcastle and interested parties are advised to make their own enquiries in this regard.

VAT

All sums quoted are exclusive of VAT, which the vendor may have a duty or wish to impose at the prevailing rate

EPC

The property has a EPC score of D(86)

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

VIEWING

Viewing strictly via sole agents:

Fraser Cruickshank MSc
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