

# St James Mill Road

Units 73-74,  
Northampton, NN5 5JP

Trade Counter/Warehouse units to let  
4,600 - 9,200 sq ft



Available individually

# Trade Counter/Warehouse units to let

4,600 – 9,200 sq ft



5.46 m eaves height



Allocated car parking



Combine Units



Shared yard space

The subject property comprises two mid-terrace Trade Counter/Warehouse units that are due to be refurbished and will benefit from the following:-

- 5.46m minimum eaves.
- 1 no. level access loading door in each unit.
- Office/ancillary accommodation in each unit.
- LED Lighting.
- Shared yard and car parking area.



# Site plan & accommodation

Unit	Property Type	Size (Sq Ft)	Availability
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Unit 73	Warehouse	4,600	Immediately
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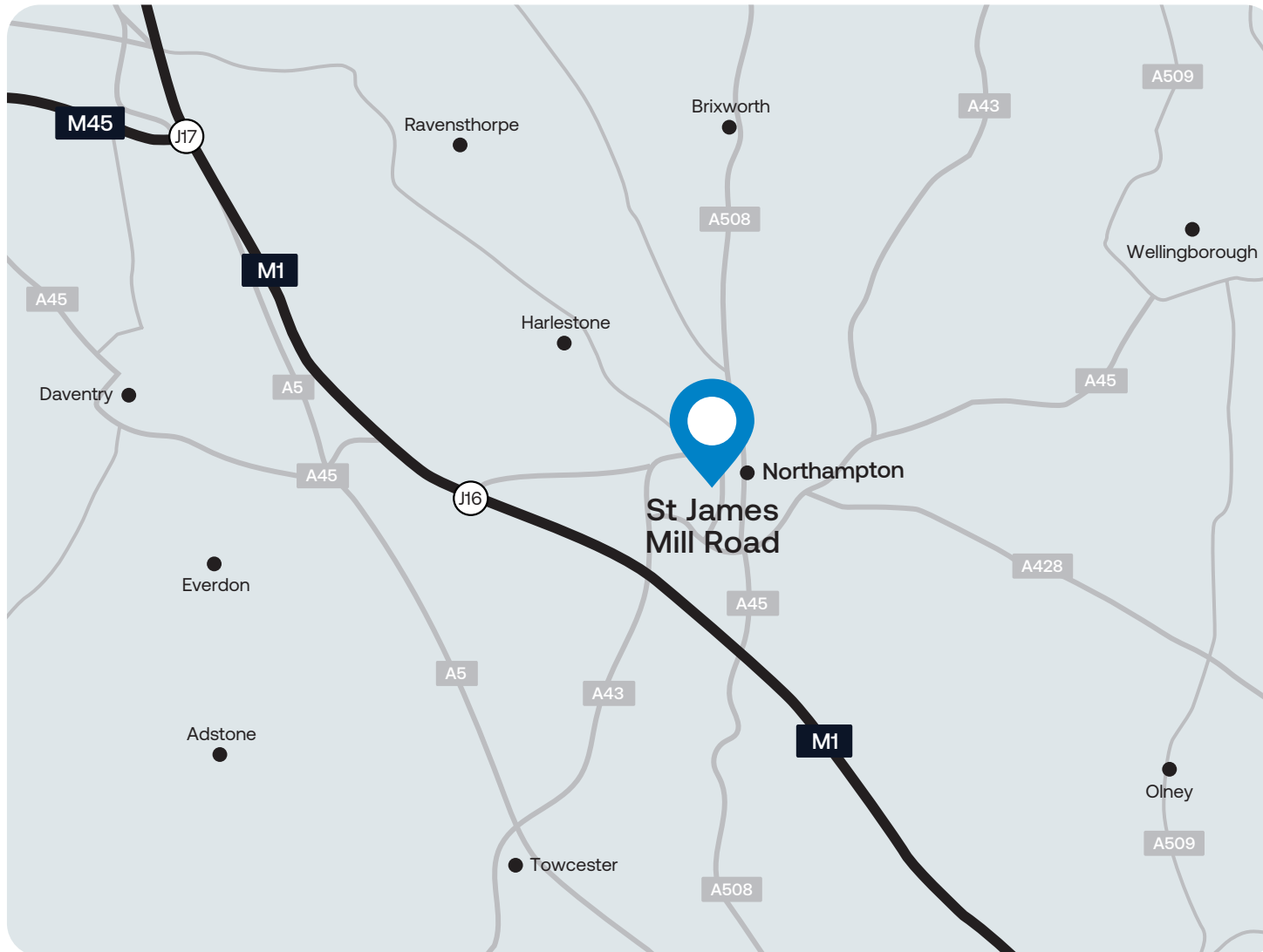
Unit 74	Warehouse	4,600	Immediately
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<b>Total</b>	-	<b>9,200</b>	-
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# Location



The premises are located in a prominent position on the St James Mill Road within the popular St James Mill Road Industrial Estate. The estate is situated approx half a mile east of Northampton town centre and offers fast road access to the towns ring roads, Sixfields, the town centre and the M1 motorway.

Well known occupiers on the estate include Travis Perkins, Jewsons, Magnet, A Plant, Gap, City Plumbing, Wolsey, Eurocell, Arco, Toolstation and Greggs.



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## **Mileway**

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### Further information:

**EPC**  
EPC is 74 C.

**Terms**  
Available on new full repairing and insuring leases.

**VAT**  
VAT will be payable where applicable.

**Legal Costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

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