

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Workshop/Warehouse**

11 Carousel Way, Riverside Business Park,
Northampton NN3 9HX

CONTACT **Mark Frostick | Rapleys LLP**
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Callum Dickinson | Rapleys LLP
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Former **Land Rover** workshop
available due to relocation

Located on popular Riverside
Business Park

Close to **Ford, Mercedes** and
Vauxhall

Suitable for a variety of uses

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Location

The premises are located on Carousel Way, part of the popular Riverside Industrial Estate to the south east of Northampton. A number of dealerships are nearby including representatives of **Ford, Mercedes-Benz, Toyota, Vauxhall** and **VW**.

The property is a short distance from the busy A45, allowing access to the rest of Northampton and direct access onto the M1 at Junction 15 approximately 5 miles to the south west.

Description

The property is a modern steel portal frame constructed end terrace unit currently used as a high quality vehicle workshop.

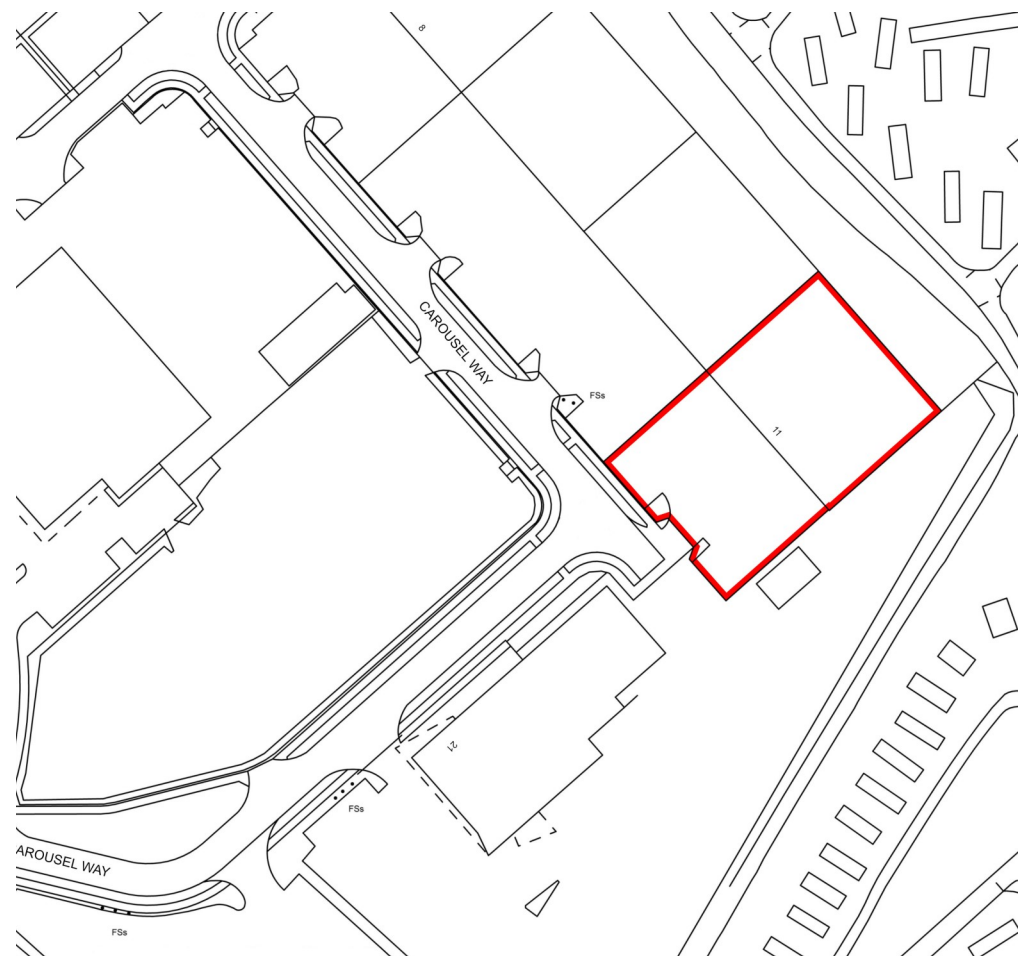
The two-storey open plan offices at the front of the property are finished to a high standard, whilst to the rear is a concrete floor workshop area that has good natural light, supported by strip lighting, and Ambirad heating throughout. The workshop is accessed through two electric roller shutter doors.

Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|------------------------|--------------|---------------|
| Workshop | 1,329.26 | 14,307 |
| Ground floor office | 146.87 | 1,581 |
| First floor office | 146.87 | 1,581 |
| Total | 1,623 | 17,469 |
| | Hectare | Acre |
| Total Site Area | 0.29 | 0.72 |

Note: The areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Leasehold.

Terms

The property is currently held on a 25 year lease from 13 April 2015. The lease is subject to a tenant break clause in every fifth year with the next in April 2025.

The property is available by way of an assignment or sub-lease.

Energy Performance

Energy Performance Asset Rating: C.

Rateable Value

We are advised that the Rateable Value for the property is £75,500

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the joint agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA

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