

Beckett Retail Park – St James' Road, Northampton



**Former Premier Kitchens & Bathrooms - Beckett Retail Park
St James' Road, Northampton NN5 3HU**

**Retail / Trade Counter / Showroom Unit
3,831 sq.ft. TO LET**

- Busy, modern, purpose-built retail / trade park unit
- Immediately available
- 6m eaves height
- Excellent parking facilities
- Adjacent occupiers include; Bensons Beds, Majestic Wine, HSS Hire & National Autocentres

Location

Northampton is located approximately 20 miles north of Milton Keynes and 21 miles south of Rugby via the M1 Motorway.

Northampton benefits from excellent road communications with easy access onto the M1 Motorway at Junctions 15, 15a & 16.

Northampton train station is within walking distance of the property with direct links to London Euston.

The resident population of Northampton is 183,000 people with a retail catchment population of 335,000 people with 30 minutes drivetime.

Description

Beckett Retail Park is highly prominent with excellent main road frontage to the A4500 St James' Road, which links directly onto the M1 Motorway at Junction 16.

The retail park is busy, modern edge of town with easy access and ample customer parking. Adjoining retailers include Bensons Beds, Majestic Wine, HSS Hire and National Autocentres. Halfords is directly opposite.

Accommodation

Description	sq.ft	sq.m
Ground Floor	3,216	299
First Floor	615	57
Total	3,831	356

The above floor areas are approximate gross internal floor areas.

Key Features

- Modern purpose-built retail unit
- Prime retail / trade park location
- Adjacent to Benson Beds & Majestic Wine
- Easy customer access & parking
- Immediately available

Tenure

The property is available by way of an assignment.

Rent

Upon Application.

Rates

The rateable value is £44,500 pa.

Timing

Immediately available.

EPC



VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

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