



Bugbrooke Fields Business Park

Bugbrooke Road // Kislingbury // Northants



A new development of 13 high quality industrial / warehouse units
from 880 - 8,800 sq ft (81.75 – 817.52 sq m)

TO LET



- // Available on new Full Repairing and Insuring leases
- // Situated within close proximity to the M1 at J15a and J16
- // Units are available individually or combined
- // Up to 8,800 sq ft (817.52 sq m) is available by combination
- // Units are provided shell and core and can be altered as required
- // The site benefits from an access controlled gate and security lighting



DESCRIPTION

The development comprises 13 brand new industrial / warehouse units providing total space of 22,660 sq ft (2,105.16 sq m).

The units are constructed to a high specification including the following:

- // Steel portal frame construction with pitch clad roof and clad elevations
- // Up and over loading door
- // Personnel door
- // Eaves height between 4m and 5.6m
- // 3 phase electricity
- // Mains water and sewerage by way of a treatment plant
- // Allocated car parking spaces.
- // The site benefits from a controlled access gate and security lighting

ACCOMMODATION

The units are constructed to comprise the following Gross Internal Areas (GIA):

	sq ft	sq m	Availability
Unit 1	880	81.75	Available
Unit 2	1,320	122.63	Available
Unit 3	3,330	309.36	Under Offer
Unit 4	3,330	309.36	Available
Unit 5	2,200	204.38	Available
Unit 6	2,200	204.38	Available
Unit 7	2,200	204.38	Available
Unit 8	2,200	204.38	Under Offer
Unit 9	1,000	92.90	Under Offer
Unit 10	1,000	92.90	Available
Unit 11	1,000	92.90	Available
Unit 12	1,000	92.90	Available
Unit 13	1,000	92.90	Available
Total	22,660	2,105.16	





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LOCATION

Bugbrooke Fields Business Park is located on the edge of the picturesque village of Kislingbury 4 miles west of Northampton.

The development has excellent connectivity being located approximately 1 mile from the A4500 which provides direct access to Northampton Town Centre and the M1 at both J15A and J16, which then provides links to the National Road Communications Network.

[///orbit.liver.daring](http://orbit.liver.daring)

A4500	1 mile	Daventry	10 miles
M1 J16	3 miles	Milton Keynes	20 miles
Northampton Train Station	4 miles	Oxford	45 miles
Northampton Town Centre	4 miles	Birmingham	50 miles
M1 J15A	5 miles	London	70 miles





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EPC

To be assessed.

SERVICE CHARGE

Tenants will be required to contribute towards the cost of maintaining the communal areas by way of service charge. The service charge will be shared proportionately across the development.

BUSINESS RATES

To be assessed.

TERMS

The units are available by way of a new Full Repairing and Insuring lease on terms to be negotiated. Guide rents are available on application.

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 10/24

By law we must comply with Anti-Money Laundering regulations which require us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant. We use a third party contractor to conduct these checks and all parties will be required to co-operate with them.

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VIEWING AND FURTHER INFORMATION

For further information in respect of this exciting development please contact sole agents.



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