

CORNERSTONE HOUSE

PENTAGON PARK, BARN WAY, LODGE FARM INDUSTRIAL ESTATE, NORTHAMPTON NN5 7UW



FOR SALE

MODERN DETACHED INDUSTRIAL/ HQ BUILDING

29,042 SQ FT (2,698 SQ M)

- Rare Freehold opportunity
- Modern detached rare freehold opportunity
- Minimum eaves height of 6m
- Close to J15 of M1 motorway

LOCATION

Lodge Farm is situated 2 miles north west of Northampton town centre and is 3 miles north of junction 15a of the M1, accessed via the A428.

The Lodge Farm estate provides a broad selection of both modern and older industrial properties and major occupiers include Travis Perkins, TMI Foods, GXO, Panther Logistics, Lidl and Belmont Press.

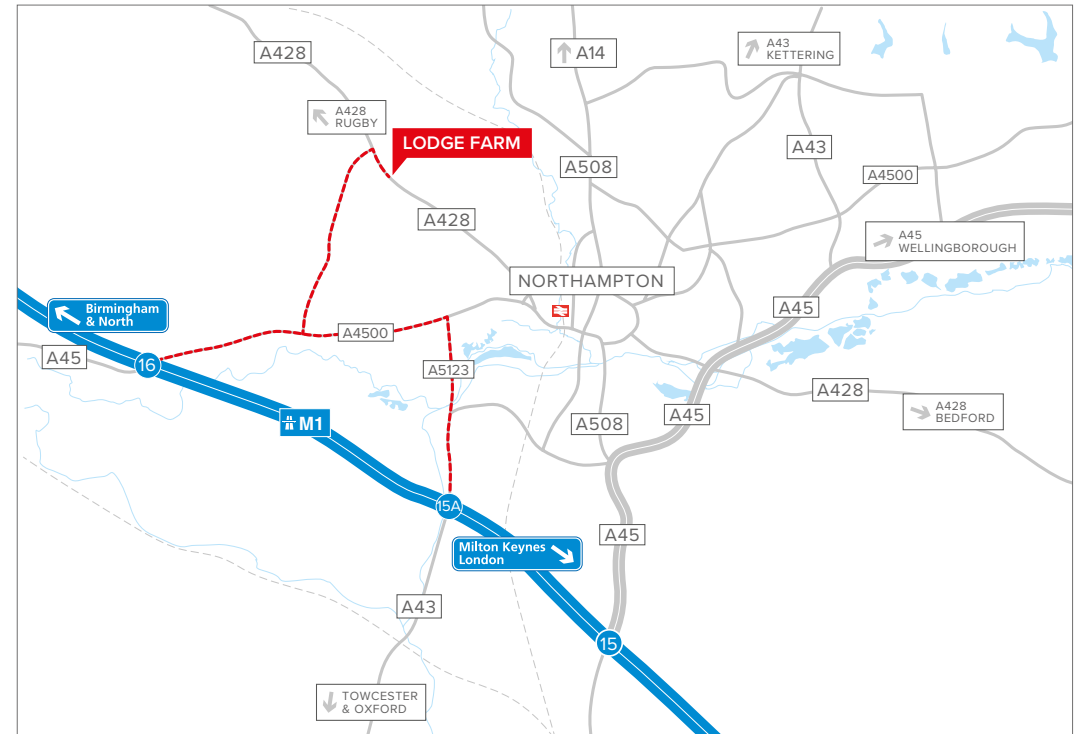
The property sits prominently on the corner of Harlestone Road and Barn Way on Pentagon Park, a modern multi let industrial estate.

DESCRIPTION

The property is a detached warehouse/ industrial building with internal ground and first floor offices.

The building benefits from the following general specification:

- Steel frame with a mix of brick and metal clad elevations.
- 2 electric insulated roller shutter doors.
- LED lighting.
- A minimum eaves height of 6.0 m eaves
- Pedestrian entrance leading to impressive atrium reception area. Building has been fitted with high quality offices at first floor level along with meeting rooms and kitchen/ break out area.
- Offices fitted out with LED lighting, carpets, suspended ceilings and comfort cooling.
- Separate two storey office block at the opposite end of building.



ACCOMMODATION

Floor	SqFt	SqM
Ground floor reception / warehouse	19,127	1,776.95
Ground floor RHS office	1,942	180.40
First floor office/ kitchen	6,031	560.33
First Floor RHS office	1,942	180.40
TOTAL GIA	29,042	2,698.08



ASKING TERMS

The property is available for sale on a freehold basis. Terms are available from the agents.

VAT

Figures quoted are exclusive of VAT unless started otherwise.

BUSINESS RATES

The property is held in the Rating List with a Rateable Value of £140,000. Potential purchasers should make enquiries with the local authority in respect of the rates payable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

Potential purchasers will be required to provide information to satisfy Anti Money Laundering regulations.

CONTACT

All viewings and information to be obtained by the sole agents.



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