



TO LET - WAREHOUSE WITH ANCILLARY OFFICE

The Warehouse, Unit 1 Blisworth Hill Farm, Blisworth, NN7 3DB

The Warehouse, Unit 1, is a modern, light industrial unit tailored to meet the demands of a dynamic business. Situated within the idyllic rural landscape of Blisworth Hill Farm, the spacious accommodation offers at ground floor; warehouse / storage space, separate ground floor office area, and WC, which extends to 1119 sq ft. Steps lead to a supplementary mezzanine floor of 355 sq ft. The unit has a steel sectional overhead door and provides versatile space capable of supporting an array of storage or business-specific needs.

- B8 Storage / Warehouse with ancillary office space
- Situated in a tranquil rural setting with ample parking
- £17,700 per annum exclusive (£12 / sqft)
- GIA 137sqm 1475sqft (Inc. Mezzanine)
- Articulated lorry access and direct links to A508, M1, A5, A43
- Facilities include a waterside café and gym



01327 361664
davidcosby.co.uk

 **DAVID COSBY**
CHARTERED SURVEYORS

The Warehouse, Unit 1

Blisworth Hill Farm, Stoke Road, Blisworth, NN7 3DB

Description

The Warehouse, Unit 1, is a modern, light industrial unit tailored to meet the demands of a dynamic business.

Situated within the idyllic rural landscape of Blisworth Hill Farm, the spacious accommodation offers at ground floor; warehouse / storage space, separate ground floor office area, and WC, which extends to 1119 sq ft. Steps lead to a supplementary mezzanine floor of 355 sq ft. The unit has a steel overhead sectional shutter door and provides versatile space capable of supporting an array of storage or business-specific needs.

The business park provides ample parking, an on-site café, gym, and a meeting room offering waterside views, fostering a well-rounded work environment.

Accommodation

Ground Floor: GIA 104sqm (1119 sq ft)

Mezzanine: GIA 33 sqm (355 sq ft)

Rent

£17,700 per annum exclusive (£12 / sqft)

Deposit

Minimum 1 month deposit required upfront.

Service Charge

£1,475 pa

Location

Centrally located between Northampton and Milton Keynes, Blisworth Hill Farm provides a perfect mix of rural tranquillity with excellent connectivity.

With strategic access to major transport routes and junctions 15 and 15A of the M1 motorway being just three miles away, Blisworth Hill Park enables ease of access for businesses, clients, and staff.

VAT

All figures are exclusive of VAT which is currently payable.

Business Rates

Tenant Responsible rates TBC

Legal Costs

Each party shall bear their own legal and professional costs involved in the transaction.

Viewings

Strictly by appointment through David Cosby Chartered Surveyors 01327 361664

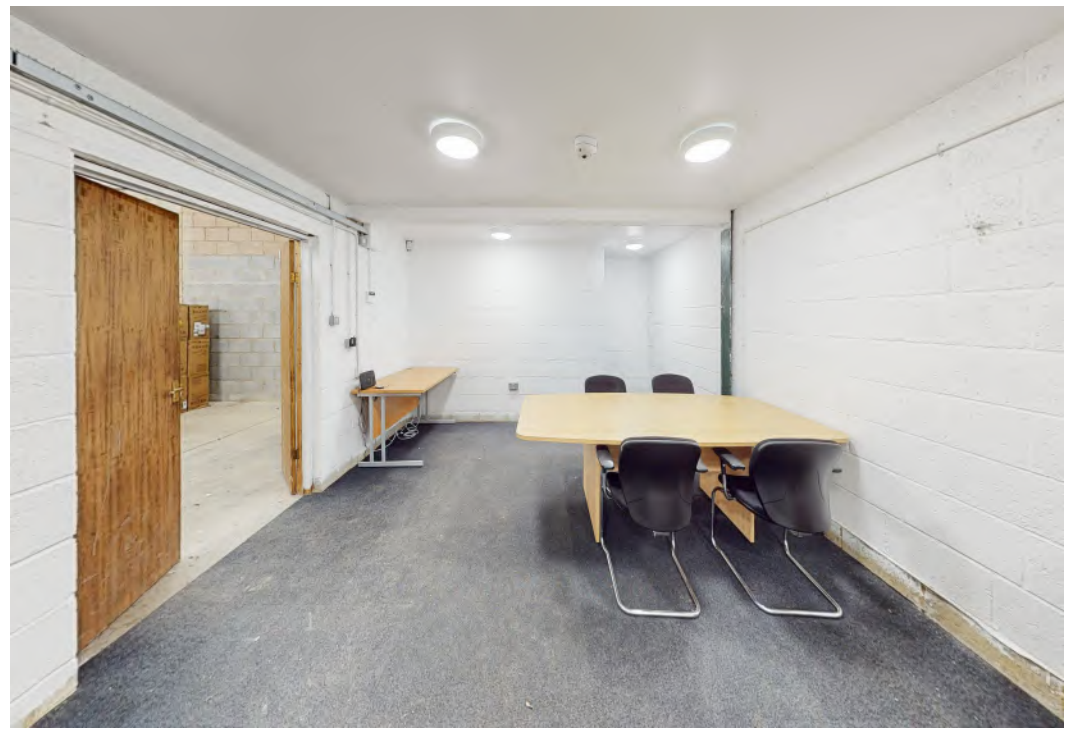
Commercial Sales & Lettings

For landlords seeking a professional commercial sales and lettings agent, our team offers RICS regulated services tailored to maximise your investment. Please contact us to find out more:

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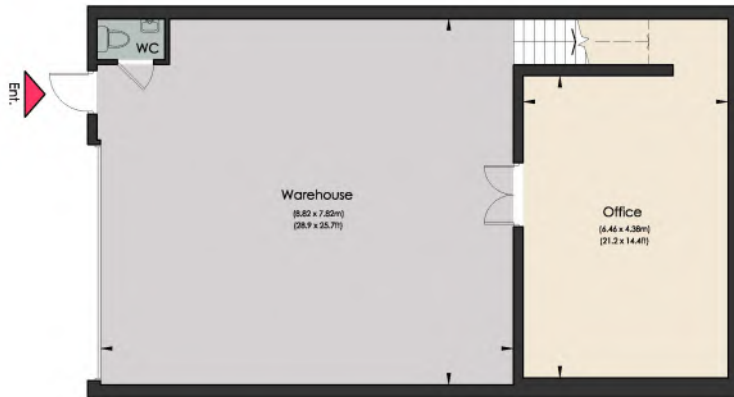
A modern, light industrial unit tailored to meet the demands of a dynamic business, located in a beautiful rural setting with ample parking.



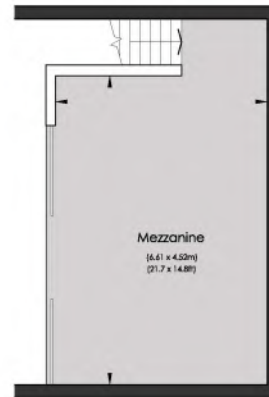
The Warehouse, Unit 1, Blisworth Hill Farm, Stoke Road, Blisworth, NN7 3DB

Approximate GIA (Gross Internal Floor Area) inc. Mezzanine = 137 sqm (1475 sqft)

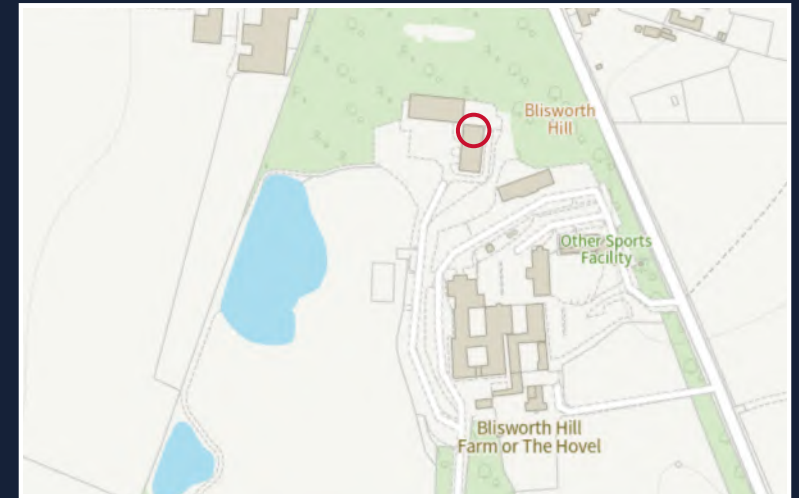
David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Ground Floor - GIA 104 sqm (1119 sq ft)



Mezzanine - GIA 33 sqm (355 sq ft)



Important Notice

Please note that these particulars are set out as a general outline only, for the guidance of potential purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. Any potential purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. David Cosby Chartered Surveyors shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include where applicable:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.

Unit 1, The Warehouse, Blisworth Hill Farm, Stoke Rd, NN7 3DB

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davidcosby.co.uk

David Cosby Chartered Surveyors

Maidford Road | Farthingstone Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk



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