



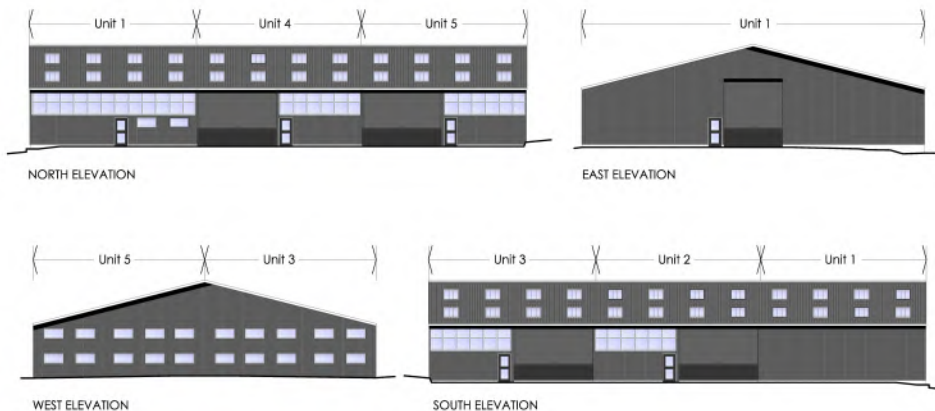
TO LET - WAREHOUSE WITH ANCILLARY OFFICE

Southern Wood Warehouse, Unit 1
Southern Wood, Blisworth, NN7 3DB

Unit One, Southern Wood Warehouse, is a newly constructed high bay industrial unit nearing completion, with flexible internal layout options to align with prospective tenant requirements (subject to landlord's discretion). The property is situated within the idyllic rural landscape of Blisworth and has attractive far reaching countryside views from full-height glazing to the first-floor office space. This spacious unit provides scope for a dynamic business to flourish and supports an array of storage or business-specific needs.

Southern Wood Warehouse, Blisworth, NN7 3DB
INDICATIVE ELEVATIONS - FINAL DESIGN TO BE CONFIRMED

David Cosby Chartered Surveyors & Estate Agents
The floor plans and elevations depicted are indicative and are intended to serve as a guide only. All unit layouts are approximate and subject to change according to the landlord's discretion and in alignment with prospective tenant requirements. We encourage interested parties to discuss specific needs and preferences directly with the landlord, as modifications to the layout can be negotiated. This flexibility allows tailored spaces to better fit individual business needs, ensuring a custom fit-out that is well-suited to each tenant's operational requirements. Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



- Storage / Warehouse with ancillary office space
- Situated in a tranquil rural setting with ample parking
- £47,532 per annum exclusive (£12 / sqft)
- GIA 368sqm 3961sqft (Inc. Mezzanine Office)
- Direct links to A508, M1, A5, A43
- Facilities include a waterside café and gym

01327 361664
davidcosby.co.uk



Unit 1, Southern Wood Warehouse

Southern Wood, Stoke Road, Blisworth, NN7 3DB

Description

A newly constructed high bay industrial unit nearing completion, with flexible internal layout options to align with prospective tenant requirements (subject to approval). The property is situated within the idyllic rural landscape of Blisworth and has attractive far reaching countryside views from full-height glazing to the first-floor office space. This spacious unit provides scope for a dynamic business to flourish and supports an array of storage or business-specific needs. Accommodation at ground floor extends to a GIA of 3175 sqft with large warehouse space fitted with overhead sectional door and WC facilities. The first-floor mezzanine office space is currently designed to provide a GIA of 786 sqft. The unit also benefits from use of the facilities at Blisworth Hill Farm which include an on-site café, gym, and a meeting room offering waterside views, fostering a well-rounded work environment.

Accommodation

Ground Floor: GIA 295sqm (3175 sq ft)
Mezzanine: GIA 73 sqm (786 sq ft)

Rent

£47,532 per annum exclusive (£12 / sqft)

Deposit

Minimum 1 month deposit required upfront.

Service Charge

£3,961 pa

Location

Centrally located between Northampton and Milton Keynes, Southern Wood 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, Southern 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:

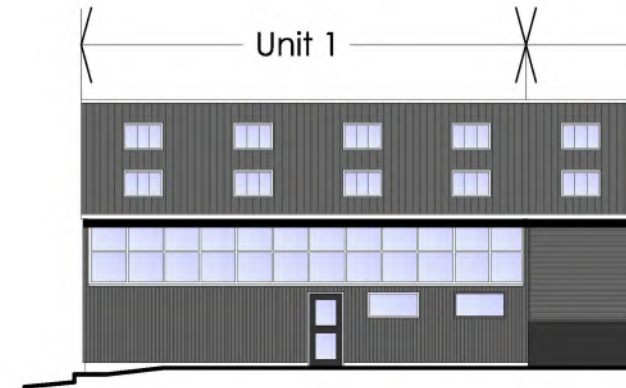
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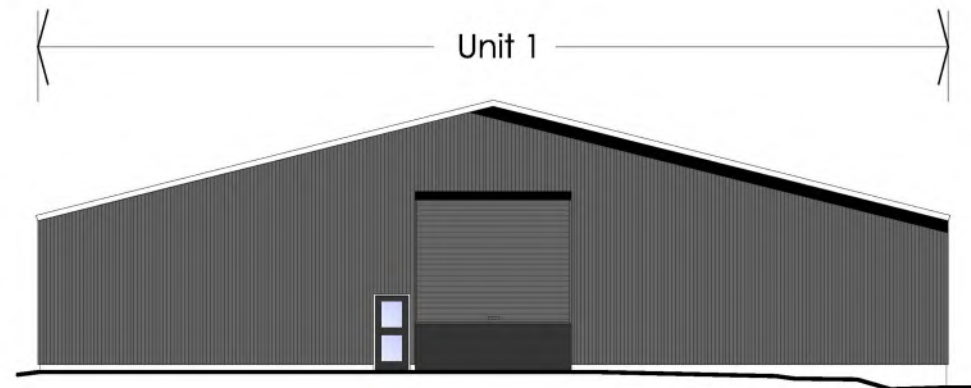
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NORTH ELEVATION



EAST ELEVATION

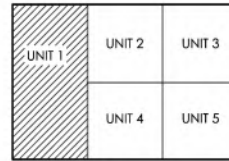
A modern, light industrial unit tailored to meet the demands of a dynamic business, located in a beautiful rural setting.

Unit 1, Southern Wood Warehouse, Blisworth, NN7 3DB

Approximate GIA (Gross Internal Floor Area) = 368 sqm (3961 sqft)

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BLOCK PLAN



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, Southern Wood Warehouse, Southern Wood, Stoke Rd, NN7 3DB

Visit us online
davidcosby.co.uk

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DAVID COSBY
CHARTERED SURVEYORS

