

# 23 MALLARD CLOSE

EARLS BARTON | NORTHAMPTON | NN6 0JF



**TO LET**

Modern logistics / distribution facility  
56,606 sq ft (5,258.87 sq m) on a 1.93 acre site

## Location

Earls Barton is located approx 4 miles south west of Wellingborough, 9 miles north east of Northampton and 11.5 miles south of Kettering. It is strategically located within 1.5 miles of the A45 dual carriageway (Junctions 10 & 11). The A45 provides a fast link to both the M1 Motorway (Junction 15) approx 11 miles to the south west and the A14 (the A1/M1 link road) at Thrapston approx 16 miles to the north east. The A14 provides a key east-west axis linking the deep-water ports of Felixstowe and Harwich with the Midlands and Daventry International Rail Freight Terminal (24 miles to the north west at Junction 18 of the M1).

Both Wellingborough and Northampton benefit from a direct rail link to London (52 minutes and 56 minutes to Kings Cross and Euston respectively). In addition, Luton and Birmingham airports are both accessible within a one hour drive time.



VIEW GOOGLE MAPS



## Situation

The property is situated on Mallard Close within the Earls Barton Industrial Estate located on the northern edge of the village of Earls Barton. Mallard Close is accessed from Wellingborough Road which joins the A4500 (Northampton to Wellingborough Road) less than 0.5 miles to the north east and the B573 approximately 0.7 miles to the south. The B573 in turn provides a direct route to Junction 11 of the A45 approximately 1.7 miles to the east. Local occupiers include Gloverall, Noble Express, DCS, Homepack & The Marren Group.



Indicative photo

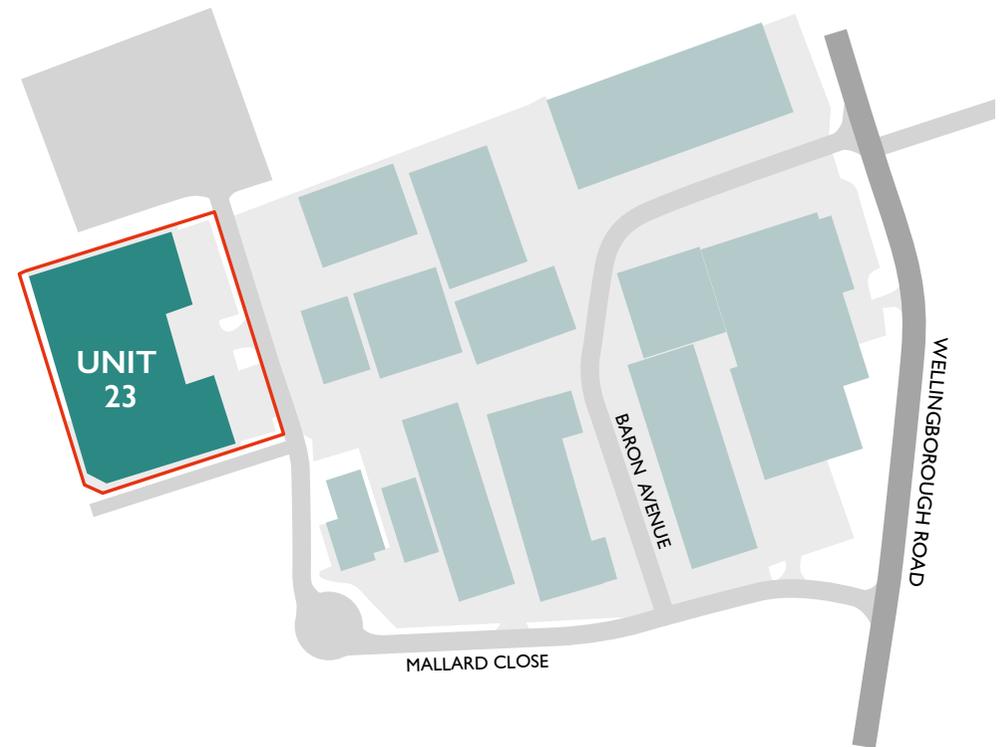


## Description & Specification

The property comprises a modern logistics / distribution facility developed in three phases between 2000 and 2005 to the following specification:

- Steel portal frame construction with a minimum clear eaves height of 6.1m
- High quality two storey office accommodation
- Six level access loading doors
- Fully fitted warehouse with lighting and heating
- Additional integral two storey transport / goods in office
- A substantial open fronted canopy area with a clear height of 5.3m
- Secure loading yard parking for 50 cars

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## Site

The site is rectangular in shape and extends to approximately 0.78 hectares (1.93 acres).

## Accommodation



### Terms

The property is available to rent on a new lease at a quoting rent of £420,000 pa excl.

### Rates

The property has a 2023 rateable value of £219,000. Estimated Rates Payable £107,967 per annum.

### EPC

The property has an EPC rating of C (58). Certificate available on request.

### VAT

The property is elected for VAT.

### Viewing

Strictly via the joint sole agents:



Chris Gilmartin  
07714 296 350

Paul Duke  
07495 694 706



Oliver Thompson  
07837 191 054

Chris Drummond  
07976 156 457

Jack Brown  
07969 291 660

Area	GIA (sq m)	GIA (sq ft)
Offices	710.34	7,646
Warehouse	3,840.24	41,336
Canopy	708.29	7,624
<b>Total</b>	<b>5,258.87</b>	<b>56,606</b>