



Maple Court

Ash Lane, Northampton, NN4 0NB

**NEARING COMPLETION !
FROM £425,000
Office/production units.
1600 sq ft each on 0.25
acres in rural setting yet
close to Junction 15 of M1**

1,600 to 3,300 sq ft
(148.64 to 306.58 sq m)

- Easily combined with adjoining unit to create detached 3,300 sq ft unit on 1/2 acre with 12 + car spaces
- Grassed and wooded plot creates potential for staff amenity space.
- Planning for office, R&D, light production uses

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Summary

Available Size	1,600 to 3,300 sq ft
Rent	Rent on Application
Price	Offers in the region of £425,000 dependent on fitout/finishes
Business Rates	To be assessed
VAT	To be confirmed
Estate Charge	To be assessed.
EPC Rating	Upon Enquiry

Description

An opportunity to buy or lease a new-build office/business premises presently in the construction phase and due to be completed in early 2024. Consented by virtue of Planning Application - WNS/2021/2166/FUL, the property will be adaptable to provide potential suites of 800 sq ft, 1600 sq ft and 3,300 sq ft. and comprises a building of steel portal frame construction with clad/brick elevations. Set in attractive landscaped grounds with on site carparking for 12+ vehicles.

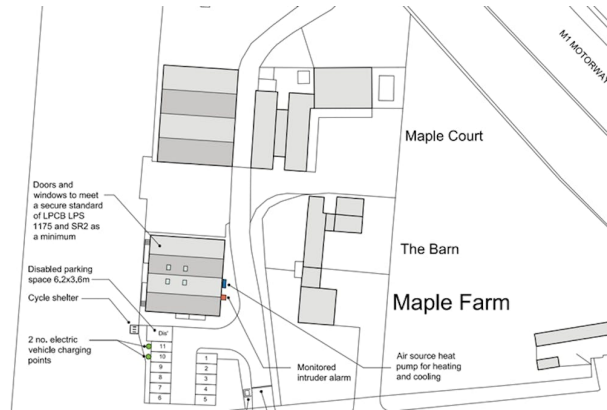
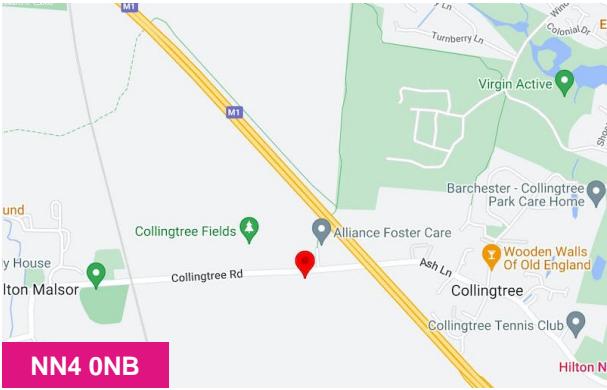
Location

Northampton is one of England’s fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North. Maple Court is situated 1.5 miles north-west of Junction 15 of the M1 in close proximity to one of Northampton’s most affluent areas. Milton Keynes is 25 minutes drive time away. The property is located on Ash Lane, Maple Court. Maple Court is a development situated to the western fringe of the village of Collingtree occupying a rural location to the North West of junction 15 of the M1 motorway. At this intersection, the A45 runs directly north to Northampton and the A508 south to Milton Keynes. The unit will enjoy a rural setting but is within easy access to SEGRO Logistics Park Northampton (SLPN) with its 5 million sq ft of logistics and warehouse buildings and new strategic rail freight interchange connecting to the West Coast Main Line via the Northampton loop line — and immediate access to the M1 Junction 15.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit A	1,600	148.64	Coming Soon
Ground - Unit B	1,600	148.64	Available
Total	3,200	297.28	



Viewing & Further Information



Peter Castle
01604639657 | 07816207903
pjc@hadlands.co.uk



Elliott Halliwell
01604639657
eh@hadlands.co.uk

Underwoods (Joint Agent)