

# FOR SALE OFFICE INVESTMENT



- ▶ Rare Investment Opportunity
- ▶ Within a well-established commercial location
- ▶ 5-year reversionary lease from March 2023

5 Grange Park Court  
Roman Way  
Northampton  
NN4 5EA

## Description

- Modern detached two storey office unit constructed in 2008
- Ground floor and first floor office accommodation with reception.
- Suspended ceilings
- Lift to first floor
- Ground floor and first floor office accommodation with reception.
- Situated on a well-regarded office park
- 36 allocated car parking spaces

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

<b>Ground Floor GIA</b>	509.05 sqm	5,479 sq ft
<b>First Floor</b>	502.45 sqm	5,409 sq ft
<b>TOTAL</b>	1,011.53 sqm	10,888 sq ft

## Covenant

The lease signatory is Forterra Building Products Ltd Company Number 08960430

From our investigations Forterra Building Products Ltd is considered low risk with a turnover as at December 2023 of £346,400,000 with pre-tax profits of £16,900,000.

The Credit Safe report defines Forterra as Low Risk.

## Lease

Term: 5 years

Start Date: 7<sup>th</sup> February 2022 for a term from 7<sup>th</sup> March 2023 to 6<sup>th</sup> March 2028

Rent review: 7<sup>th</sup> March 2025

Rent: £158,205

[Click to view in Google Maps](#)



## Location

- Located on the east side of Roman Way within the Grange Park area of Northampton
- 3 miles to the south of Northampton town centre, close to Junction 15 of the M1 with easy access to A45 and A43 trunk roads
- The area comprises a mix of housing, employment uses (warehousing and offices) with a retirement village, public house and local shopping centre close by
- Northampton's strategic location has led to the development of an M1 logistics and distribution corridor with ongoing development, including the construction of Northampton gateway, a rail freight interchange adjacent to junction 15 of the M1 with consent for up to 5 million square feet of distribution warehousing.

## Terms

**Price:** Guide price £1,900,000 reflecting a net initial yield of 7.86% with purchasers' costs at 6%

**Rates:** The Rateable Value is £137,000  
Enquiries should be made with Northampton Council to assess the rates payable.

**VAT:** VAT is applicable to the sale

**Legal Costs:** Each party is to bear their own legal costs

**EPC:** TBC

## Viewings

For further information or to book a viewing please contact:

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