

BR

18-20

BRADFIELD RD

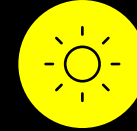
FINEDON ROAD INDUSTRIAL ESTATE
WELLINGBOROUGH | NORTHANTS | NN8 4HB



TO LET (MAY SELL)
75,515 SQ FT (7,015.5 SQ M)



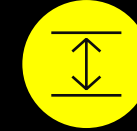
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DETACHED FACTORY/
WAREHOUSE WITH
GRP ROOF LIGHTS
AND LED LIGHTING



RENOVATED 2016/17,
OVERCLAD ROOFS
& ELEVATIONS,
NEWLY INSTALLED
INTEGRAL OFFICES



VARIABLE AREA TO AREA
WITHIN THE FACTORY
- MINIMUM 3.6M
CLEAR EAVES HEIGHT
RISING TO AN APEX OF
MAXIMUM 8.9M



ENERGISED
250KVA
POWER SUPPLY



8 NO. SECTIONAL
LOADING DOORS
WITH YARD ACCESS



PARKING AND
TARMAC/CONCRETE
LOADING AREAS



ADDITIONAL STORAGE/
MANUFACTURING
BUILDING, EAVES 6.1M
RISING TO 8.4M APEX



EPC 'B'
RATING 48



DESCRIPTION

The property is a detached industrial warehouse/production facility constructed with a portal steel frame and multi-pitch roofs featuring GRP roof lights.

Extensively refurbished and extended in 2016/17, it now includes overclad roofs, updated elevations, and integral offices.

The manufacturing/warehouse area multiple stores areas (some with external loading/access), 100 person staff canteen, toilet/wash block, LED lighting and multiple distribution boards, staff turnstile arrangement and smoking shelter.

There are a number of sections within the main warehouse/manufacturing building providing a minimum eaves height between 3.6m and 4.1m, with a maximum apex of 8.9m for the main factory area.

An additional detached building offers overflow storage or manufacturing space, with clear eaves of 6.1m and an apex height of 8.4m.

The property benefits from extensive concrete yard and loading areas plus staff parking. The site has a perimeter palisade fence and the gated yard access benefits from a gate house & security barrier.

LOCATION

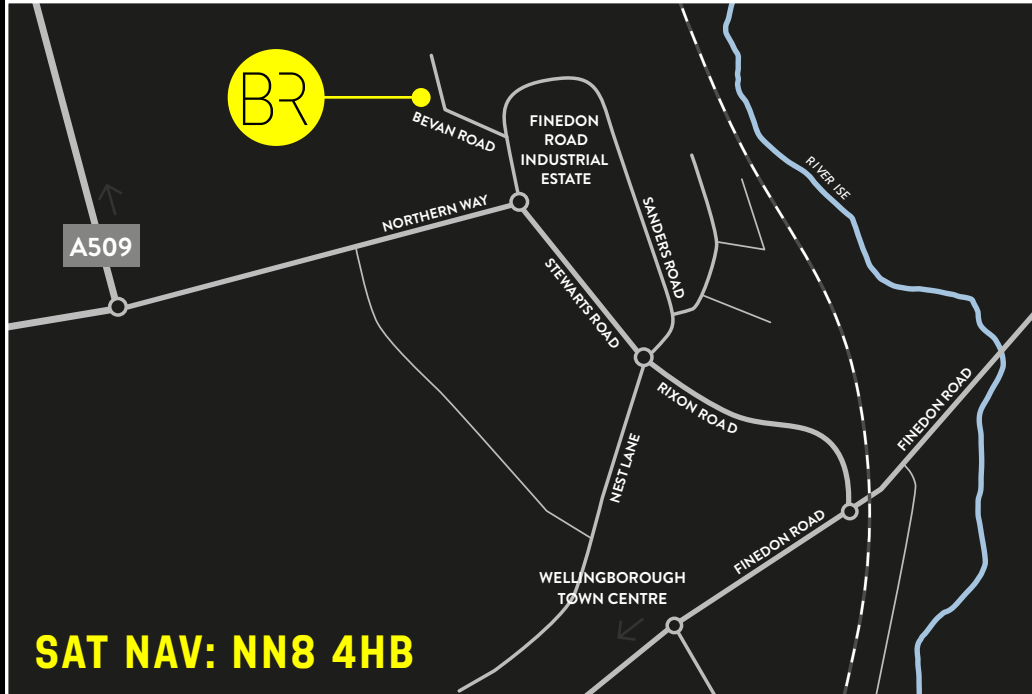
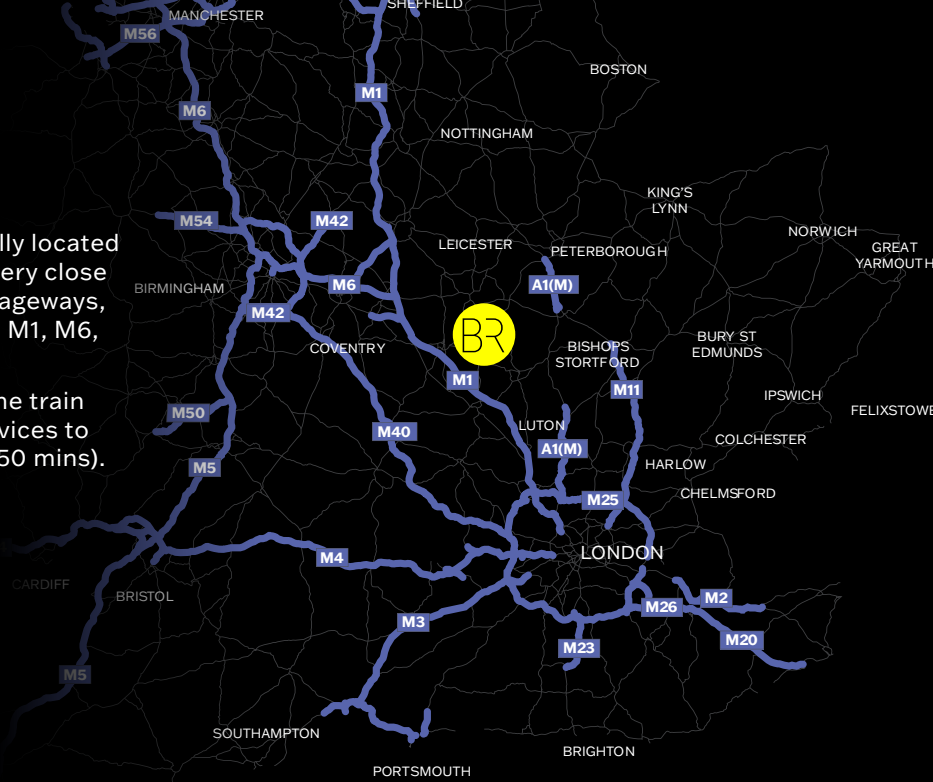
Wellingborough is strategically located in the East Midlands, being very close to the A45 and A14 dual carriageways, each of which connect to the M1, M6, M11, A1 main trunk roads.

Wellingborough has a mainline train station with twice-hourly services to London St Pancras (approx. 50 mins).

> [OPEN IN GOOGLE MAPS](#)

> [OPEN IN WHAT3WORDS](#)

[///VANISH.TONED.DATED](#)



SAT NAV: NN8 4HB

ACCOMMODATION

Summary of approximate gross internal areas:

Main building

Factory / Warehouse	68,259 sq ft	(6,341.4 sq m)
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(Includes first floor offices of approx. 2,498 sq ft)

Additional detached building	7,256 sq ft	(674.1 sq m)
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GROSS INTERNAL AREA	75,515 SQ FT	(7,015.5 SQ M)
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Site area – approx. 4 acres (approx. 40% site coverage)

Note – can be combined with nearby unit 45-49 Bradfield Rd (50 metres away) which offers approx. 36,130 sq ft on 1.8 acres = total GIA of approx. 111,645 sq ft on circa 5.8 acres.

[>> VIEW PLANS](#)



ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

CONTACT

For viewings and further information, please contact:



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TERMS

The property is available to let at an initial quoting rent of £545,000 +VAT and exclusive of all other outgoing.

Consideration would be given to a sale with a guide initial quoting price of £7.25m + VAT.

SERVICES

Mains services are connected to the property including 3 phase electricity (250 kVa energised), gas, water and drainage. None of the services have been tested by the agents.

BUSINESS RATES

The property is currently assessed with another nearby building and so does not have its own assessment yet. It is anticipated that the rates assessment will be as follows:

Rateable Value £220,000 (approx / tbc)

Rates Payable 2024/25: £120,000pa (approx / tbc)

Applicants should address any further queries via the Local Authority (North Northamptonshire) Rating Office - Telephone 0300 126 3000.

ENERGY PERFORMANCE CERTIFICATE

The property has an excellent EPC rating of B (48) expiring August 2034.

LEGAL COSTS

Each party is to bear their own legal costs subject to an undertaking to cover the landlord/vendor's reasonable abortive costs once solicitors are instructed.

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