

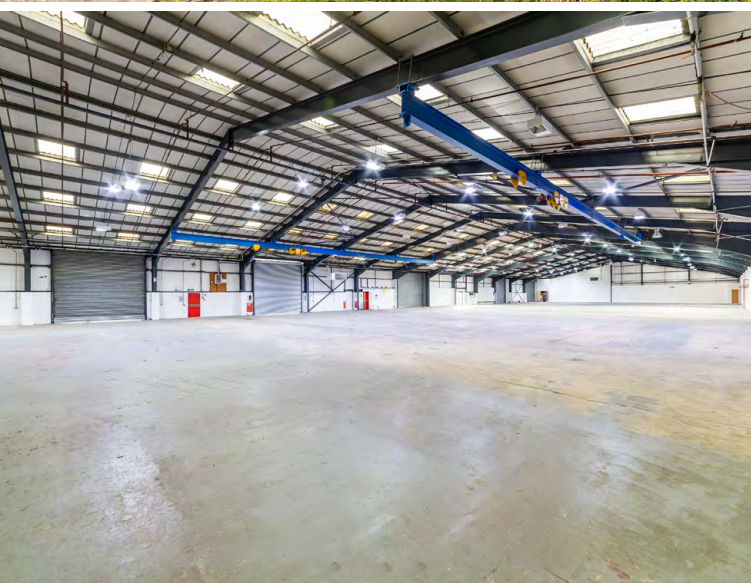


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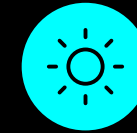
45-49

BRADFIELD RD

FINEDON ROAD INDUSTRIAL ESTATE
WELLINGBOROUGH | NORTHANTS | NN8 4HB



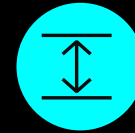
TO LET (MAY SELL)
36,130 SQ FT (3,356.5 SQ M)



DETACHED
WAREHOUSE
WITH GRP ROOF
LIGHTS



TWO-STOREY
MODERN OFFICES
AT THE FRONT



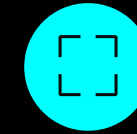
EAVES HEIGHT:
3.7M RISING TO
7.4M APEX



SECTIONAL
LOADING DOORS
WITH YARD
ACCESS



PARKING AND
TARMAC/
CONCRETE
LOADING AREAS



1.8-ACRE SITE
WITH OFFICES
AND FACILITIES



EPC -
'B' RATING 49



DESCRIPTION

The property is a detached industrial warehouse/production building of portal steel frame with a pitch roof incorporating GRP roof lights.

It has been extended to the front to provide modern two-storey offices.

The main building has a clear eaves height of approximately 3.7m rising to an apex of 7.4m. It has multiple large sectional loading doors giving excellent loading access to the large yard.

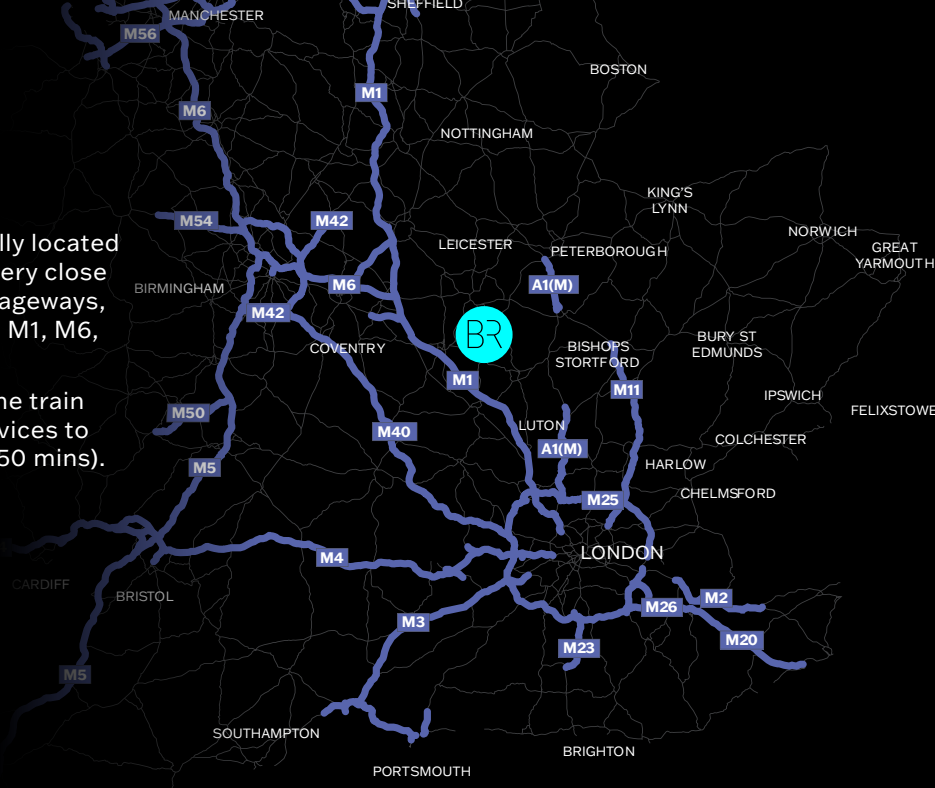
Externally, there is extensive parking and loading on tarmac and concrete yard areas.



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).



ACCOMMODATION

Summary of approximate gross internal areas:

Factory / Warehouse	27,873 sq ft	(2,589.4 sq m)
Mezzanine floor	2,212 sq ft	(205.5 sq m)
Offices / Sales / Staff areas	4,540 sq ft	(421.8 sq m)
First floor office / Board room	1,505 sq ft	(139.8 sq m)
GROSS INTERNAL AREA	36,130 SQ FT	(3,356.5 SQ M)

Site area - approx. 1.8 acres (approx. 40% site coverage)

SAT NAV: NN8 4HB



Digitally enhanced photo

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:



CHRIS BILLSON

E: cb@prop-search.com

T: 01933 223300

M: 07500 886176

TERMS

The property is available to let at an initial quoting rent of £235,000 +VAT and exclusive of all other outgoing.

Consideration would be given to a freehold sale with a guide initial quoting price of £3.35m + VAT.

SERVICES

Mains services are connected to the property including 3 phase electricity, gas, water and drainage. None of the services have been tested by the agent.

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:
£120,000 (approx / tbc)

Rates Payable 2024/25:
£65,500pa (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 a 'B' (49) EPC rating valid to 14/8/34.

LEGAL COSTS

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

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