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INDUSTRIAL - WAREHOUSE - TRADE COUNTER

Eddisons

Incorporating Budworth Hardcastle



12 COTTINGHAM WAY, THRAPSTON, NORTHANTS, NN14 4PL

Rent: £23,200 per annum exclusive

Size: 3,317 sq ft (308.15 sq m)

- 5m full eaves height
- Insulated up and over loading door
- Ground floor offices with light storage above
- Dedicated forecourt area and parking

LOCATION

Cottingham Way is located close to the western extremity of the High Street off Cosy Nook.

This area provides a number of commercial operators.

The location provides easy access to the A14 (A1/M1) link road and to the A605 and A45.

The town of Thrapston sits within East Northants District Council Authority boundary, and has a population of circa 14,600 people.

DESCRIPTION

The property is an end of terrace portal frame industrial/warehouse unit. Externally the property has a brick facade with insulated profile cladding above, There is an up and over roller shutter door giving access into the main warehouse space. Internally the unit is clearspan but has ground and first floor offices to the front with male and female wc's.

To the front of the property there are exclusive car parking spaces.

SERVICES

We understand that all mains services are connected to the building including single and three phase electricity, gas, water and mains drainage.

Eddisons have not tested any of the available services and interested parties are advised to make their own investigations.

ACCOMMODATION

Ground floor: 278.91 sqm (3,001 sq.ft.)
First Floor: 29.36 sqm (316 sq.ft)
Total: 308.27 sqm (3,317 sq.ft)

PLANNING

The property has previously been used for B1 light industrial use. Interested parties are recommended to establish the validity of their proposed use by contacting the East Northants Council on 01832 742000.

RENT

Rent: £23,200 per annum exclusive.

VAT

It should be noted that all figures are exclusive of VAT that are applicable.

LEASE TERMS

A new standard FRI lease with a review at the third year of the term.

RATES

The current rating assessment for 12 Cottingham Way is £16,500. This may be reduced slightly as it includes some ground floor external storage area to the rear which will no longer form part of this property.

The small business rate multiplier for 2024-2025 is 49.9p in the £. Any prospective occupier should contact East Northants Council on 01832 742000 to check the amount payable or whether they become a qualifying tenant entitled to small business rates relief.

TENURE

Unknown.

ANTI-MONEY LAUNDERING

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

LEGAL COSTS

The ingoing tenant is expected to bear the proper and reasonable legal costs incurred in the preparation of the lease and counterpart.

EPC

The EPC rating is E/120.

VIEWING

Strictly via the agents: Eddisons:

Contact: Amanda Lawrence
Email: Amanda.Lawrence@eddisons.com
Mobile: 07814 739051

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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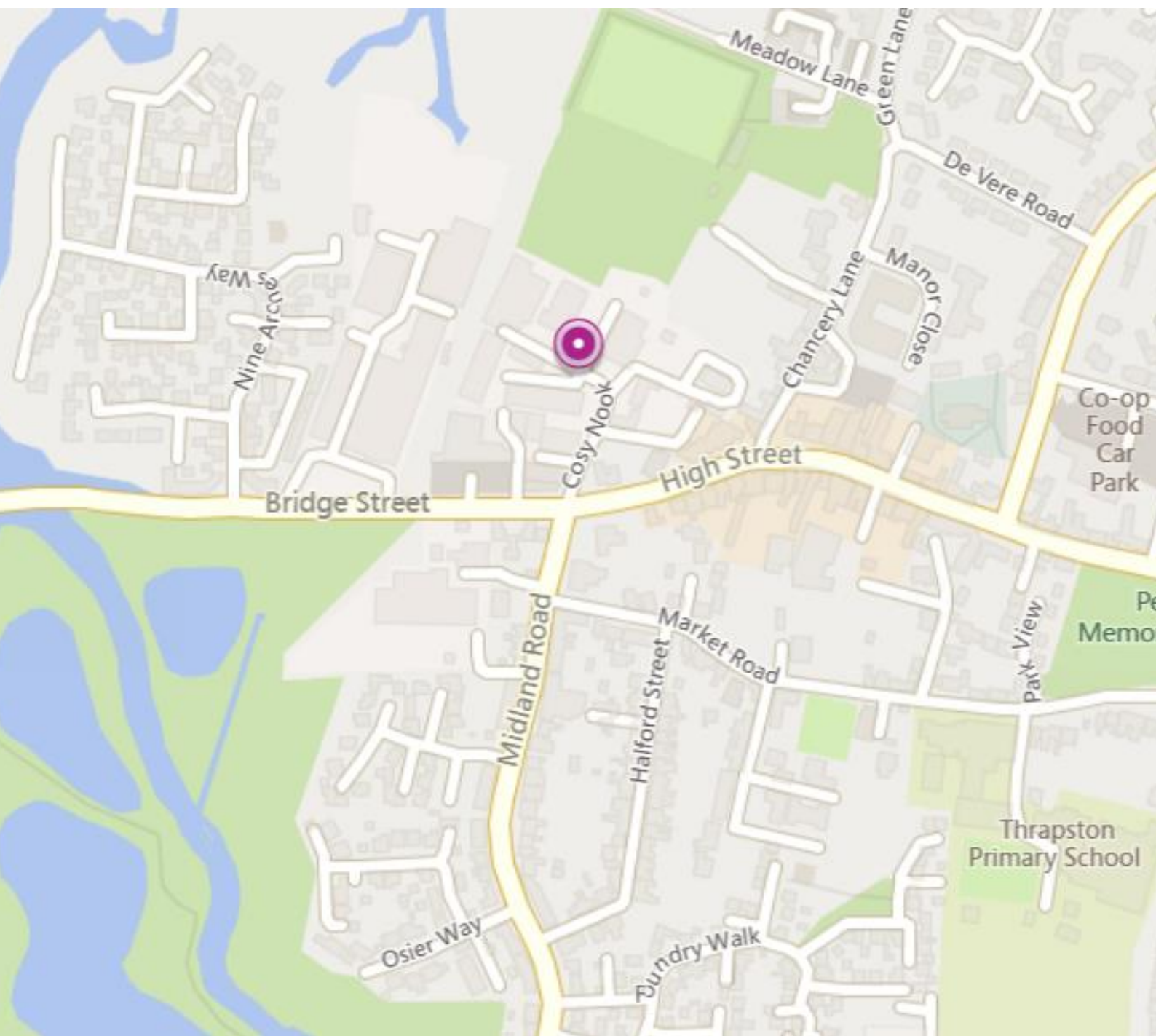
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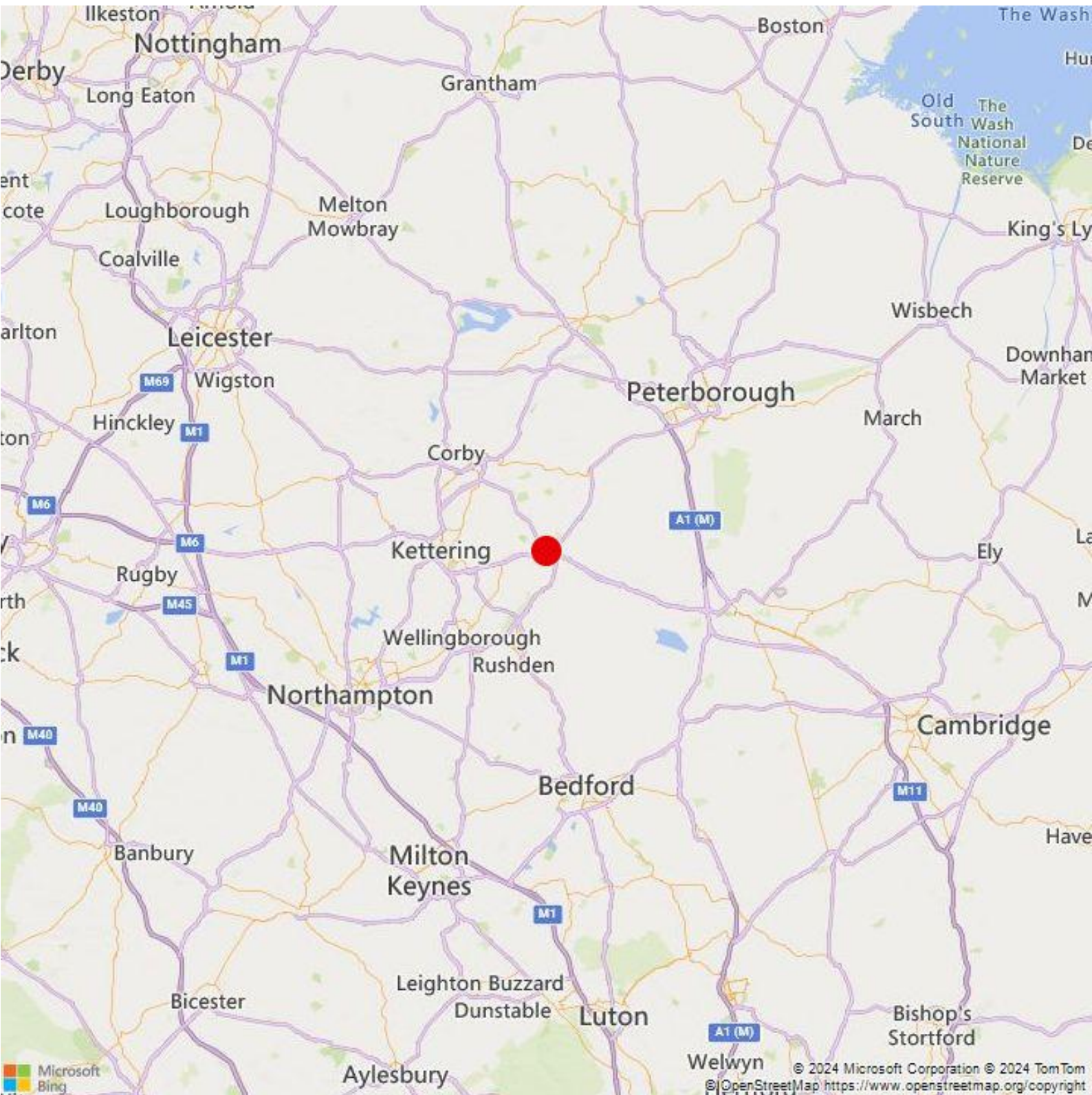
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