

OCTOBER 2015 - COMPLETION OF NEW 10,000 SQ FT OFFICE/WAREHOUSE FACILITY FOR TRIPAL INTERNATIONAL LTD



24 ACRES

Boundary is for indicative purposes only

A DEVELOPMENT BY
STEPNELL
Construction - Commitment - Excellence

OGEE BUSINESS PARK

FINEDON ROAD ESTATE
WELLINGBOROUGH | NN8 4BX

“A 24 ACRE SITE MASTER-PLANNED TO PROVIDE OVER 350,000 SQ FT OF HIGH QUALITY WAREHOUSE, INDUSTRIAL AND OFFICE SPACE”

DESIGN & BUILD OPPORTUNITIES FROM 3,750 - 101,000 SQ FT

- INDUSTRIAL ■ WAREHOUSING ■ OFFICES

FOR SALE OR TO LET

www.ogeebusinesspark.co.uk



For indicative purposes only

LOCATION

Wellingborough is a prime business location with excellent communications to the rest of the UK. The M1, A1, A45 and A14 provide unlimited links to all parts of the country including the East/West route to the East Coast ports of Felixstowe and Harwich.

East Midland Trains offer a regular rail service to London St Pancras, with a 50 minute journey time from Wellingborough. St Pancras is now also the hub for the new high speed passenger rail connection to the Channel Tunnel.

The current population of Wellingborough is just over 75,000 and as part of the Milton Keynes South Midlands (MKSM) Study, the Government has identified the town as suitable for substantial growth in the next 30 years.

Current occupiers in the town include Booker, Budgens, Chubb, Cummins, The Open University, Weatherbys and Whitworths.

Ogee Business Park is situated on the Finedon Road Estate, approximately 1.5 miles north of Wellingborough town centre. Other occupiers include Bedford Battery Co Ltd, Double 'R' Glazing, Robinson Manufacturing and Tripal International.



EXISTING OCCUPIERS INCLUDE



Tripal International



Bedford Battery Co Ltd



Double R Glazing



Robinson Manufacturing



OGEE BUSINESS PARK

Ogee Business Park is a 24 acre site master-planned to provide over 350,000 sq ft of high quality warehouse, industrial and office space in a fully landscaped environment.

The site is accessible from all areas of Wellingborough. Buildings can be tailored to suit occupiers specific requirements in a size range from 3,750 - 101,000 sq ft (348 - 9,383 sq m).

To download the plans for Ogee Business Park, please visit our website:

www.ogeebusinesspark.co.uk

TYPICAL SPECIFICATION

- Fully landscaped sites
- 6 - 12 metres eaves height
- Stand alone or linked buildings
- Potential for fenced self contained service yards
- Full height sectional overhead loading doors and dock level access
- Offices fitted with suspended ceilings, heating and lighting
- Potential for further expansion

SERVICE CHARGE

There will be a service charge to cover estate maintenance and management.

VAT

All figures quoted will be exclusive of VAT unless otherwise stated.

TENURE

Freehold and leasehold terms are available.

FURTHER INFORMATION

For further information, please contact the sole agents:

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