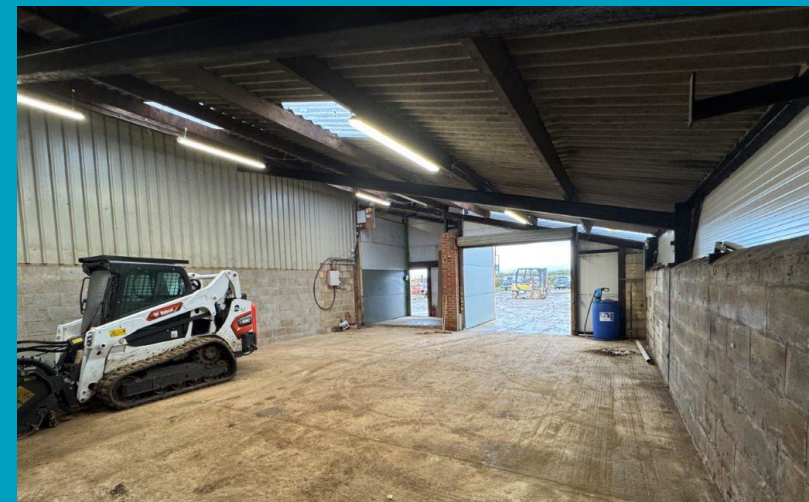


TO LET:

Industrial/Workshop units

79A-C Denford Road, Ringstead, Northamptonshire NN14 4DF



- 3 units ranging from 1,070 sq ft to 2,269 sq ft (in combination)
- Currently undergoing refurbishment
- Suitable for a variety of uses
- Available to let on a new leases

LOCATION

The properties are situated on the outskirts of Ringstead, a village in North Northamptonshire, approximately 15 miles north-east of Northampton.

The A45 is approximately one mile distant, linking to the A14 at Thrapston (Junction 13 – circa 3.5 miles) and the A6 at Higham Ferrers / Rushden (4 miles).

THE SCHEME

The small courtyard development provides for three industrial/warehouse units within a courtyard development with parking.

THE PROPERTIES

The properties comprise the following Gross Internal Area (GIA): -

UNIT No	SQ FT	SQ M
79A	1,864 sq ft	173.17 sq m
79B	1,199 sq ft	111.39 sq m
79C	1,070 sq ft	99.40 sq m

Units B and C could be combined to provide 2,269 sq ft (210.79 sq m).

The units are currently undergoing a refurbishment program to include new cladding, roofs, LED lighting and welfare facilities (kitchenette and wc). Each unit also has a loading door, separate pedestrian door and three-phase electricity.

Additional features include:

Unit 79A

- Electric roller shutter door of 3.6m wide x 4.5m high
- Eaves height of 4.6m rising to 5.8m
- A small mezzanine (not included in the measurements) which could be removed if required.



Unit 79B

- Manual roller shutter door of 3.0m wide x 2.5m high (could be changed to electric if required)
- Eaves height of 2.2m rising to 4.3m

Unit 79C

- Electric roller shutter door of 4.0, wide x 3.1m high
- Eaves height of 2.2m rising to 4.3m



TENURE

The properties is being offered to let on a new effective full repairing and insuring leases, with terms to be agreed.

The quoting rents are:

Unit 79A	£15,000 per annum exclusive
Unit 79B	£9,750 per annum exclusive
Unit 79C	£8,500 per annum exclusive

All figures quoted are exclusive of any VAT which the landlord has a duty to impose.

DEPOSIT

In all cases the landlord will require a minimum three month rent deposit as security for the period of the lease.

BUILDINGS INSURANCE

The landlord will insure the properties and recharge the premium to the tenant.

SERVICE CHARGE

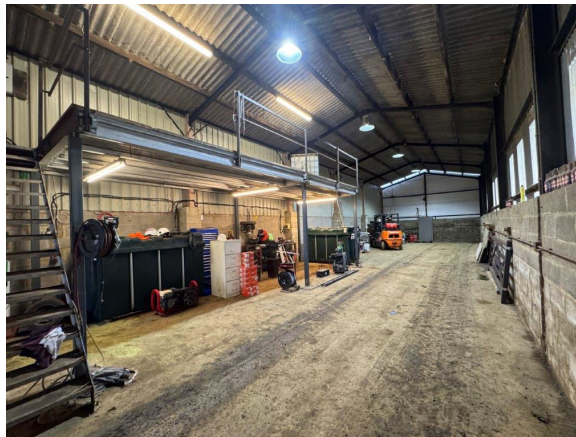
The landlord will administer a service charge for the upkeep of the common external areas of the building and estate including landscaping.

ENERGY PERFORMANCE CERTICATES

Unit 79A	EPC Rating	C (58)
Unit 79B	EPC Rating	C (69)
Unit 79C	EPC Rating	C (74)

SERVICES

We are advised that mains services are connected to the premises (electricity – 3-phase, water & drainage). All the units are separately sub-metered.



BUSINESS RATES

Unit 79A Rateable Value: £8,700

Unit 79B Rateable Value: £7,600

Unit 79C Rateable Value: Currently assessed with Unit B

* businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority and as to whether any reliefs would be available.

LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover landlord's abortive costs once contracts are raised.

VIEWING

To view and for further details please contact:

Samantha Jones

Email: samjones@prop-search.com

Mobile: 07990 547366

ALL ENQUIRIES

prop-search
.com

01933 22 33 00