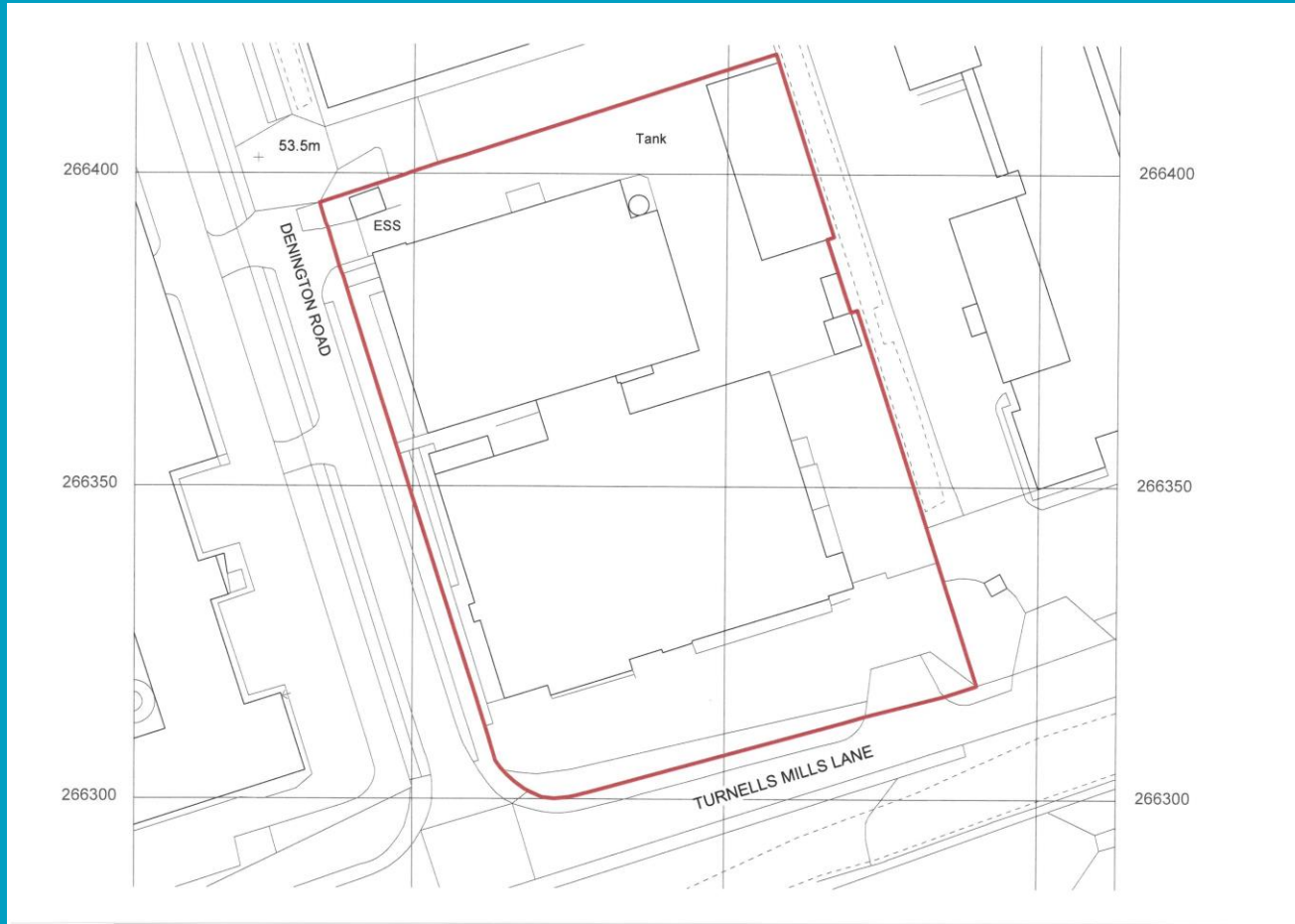


FOR SALE (MAY LET):

Industrial / Manufacturing / Warehouse Property on Prominent 2 Acre Site

75-77, Denington Road, Wellingborough, Northants, NN8 2RN



- Approx 51,092 sq ft (4,746 sq m)
- Prominent 2.0 acre / 0.81 ha site
- Industrial property – may suit other uses subject to planning
- Close to A45 / Tesco's / Huws Gray/ KFC

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).

The property occupies a very prominent and strategic position on the corner of Denington Rd and Turnells Mill Lane and overlooking the main A45 dual carriageway. Nearby occupiers include Huws Gray, Cosby Composites, KFC, Tesco and Whitworths

Google maps link:

https://www.google.com/maps/@52.2883867,-0.6901055,332m/data=!3m1!1e3?entry=ttu&g_ep=EgoyMDIOMTAyNy4wIjKXMDSOASAFQAw%3D%3D

ACCOMMODATION

The property is a detached industrial warehouse/production building of portal steel frame with pitch roofs incorporating GRP roof lights, offering two 'halves' – one to the front, one to the rear. Internally there are some built-in labs/offices. There is an additional detached workshop/production unit.

Clear eaves height is between approx 3.6m and 3.9m (different in each part of the factory area) rising to an maximum apex of 7.6m. It has multiple large roller shutter loading doors.

It has two semi-detached office / laboratory areas, one close to the west boundary and one to the south. Both are two-storey with monopitch roofs

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

Brief summary of approximate gross internal areas:

Factory / Warehouse areas	41,177 sq ft (3,825 sq m)
Offices	9,915 sq ft (921 sq m)

Gross internal area 51,092 sq ft (4,746 sq m)

Site area – approx. 2.0 acres (0.81 ha)

DEVELOPMENT POTENTIAL

The property has been in use under planning class E (formerly B1), B2 and B8 for around 50 years. It would suit a variety of used and, subject to planning, may also suit redevelopment for trade counter type units given that those uses are prevalent on adjoining properties.

TERMS

The property is available by way of a freehold sale with a guide initial quoting price of £2.45m + VAT

Consideration be given to a lease on terms to be discussed

BUSINESS RATES

Rateable value	£133,000 (approx / tbc)
Rates Payable 2024/25:	£68,000 pa (approx / tbc)

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

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.

ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed and an EPC rating will be published in due course

LEGAL COSTS

Each party is to bear their own legal costs subject to a capped undertaking of £5,000 + VAT to cover the vendor's reasonable abortive costs should a prospective purchaser withdraw once heads of terms are agreed and solicitors instructed.



VIEWING

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