

PRELIMINARY DETAILS - TO LET

Factory / Warehouse on Self Contained Secure Site

Unit M, Higham Ferrers Business Park, Bury Close, Higham Ferrers, Northants NN16 0AN



- Circa 18,457 sq ft (1,714.66 sq m)
- Large Secure (fenced) Loading Yard & Car Parking
- Significant 3 phase power supply 2 x 270kVA (540 kVA)
- Two Story offices totaling circa 2,738 sq ft
- Recent Refurbished
- Established Location / Excellent Road Network

LOCATION

Approximately 12 miles east of Northampton, Higham Ferrers has good road communications, being close to the A45 dual carriageway link with the M1 Motorway at Junction 15, 15a and 16. It is also ideally situated for the east coast ports via the A14 (A1/M1 Link Road). Milton Keynes is approximately 30 minutes' drive; with Birmingham approximately 50 minutes' drive. Nearby, Wellingborough (3 miles) also benefits from a direct rail link to London St Pancras with a journey time of approximately 50 minutes.

THE PROPERTY

The property comprises a detached, self-contained, factory / warehouse building with large secure (fenced & gated) loading yard and car parking. Eaves is circa 8m TUH. There are 2 sectional loading doors at each end of the property.

Offices and welfare are provided over 2 floors.

Further information on request.

SUMMARY OF AREAS (approximate)

The approximate gross internal area of the property is 18,457 sq ft (1,714.7 sq m) comprising of the following approximate areas:

<u>Ground floor Offices:</u>	1,400 sq ft (130.08 sq m)
<u>First Floor Offices:</u>	1,338 sq ft (124.31 sq m)
<u>Warehouse:</u>	14,338 sq ft (1,332.04 sq m)
<u>Mezzanine Floor:</u>	1,381 sq ft (128.29 sq m)
<u>Canopy:</u>	645 sq ft (60.00 sq m)

ENERGY PERFORMANCE CERTIFICATE

EPC – D -79



BUSINESS RATES

Rateable value: £119,000.00

Rates Payable 2026: £

Interested parties are advised to make their own enquiries regarding business rates payable with the Local Authority.

SERVICES

We are advised that mains services are connected to the premises. Non have been tested by the agent.

TENURE

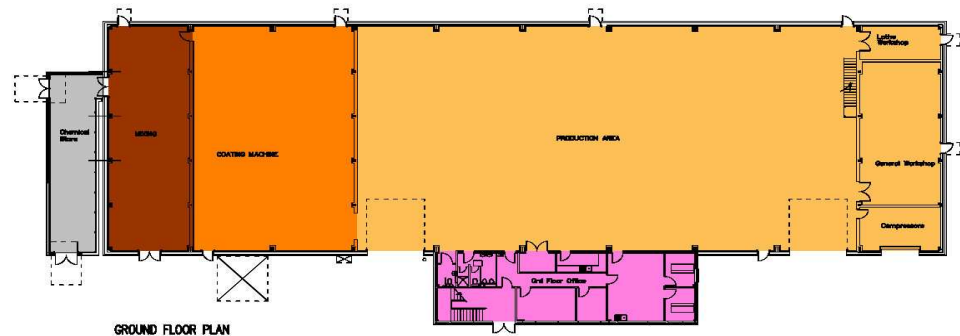
The property is being offered To Let with Vacant Possession on a new lease (term to be agreed) at an initial rent of **£185,000.00 per annum excl. vat**

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

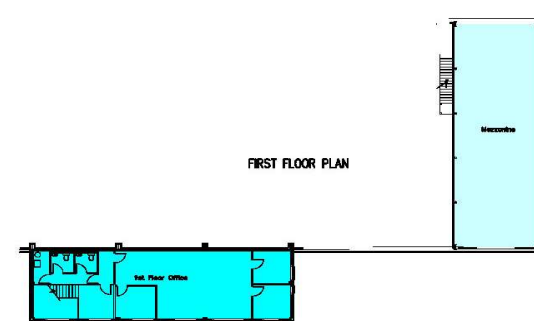
In accordance with anti-money laundering and terrorism financing regulations, Anti Money Laundering checks will need to be undertaken.

LEGAL COSTS

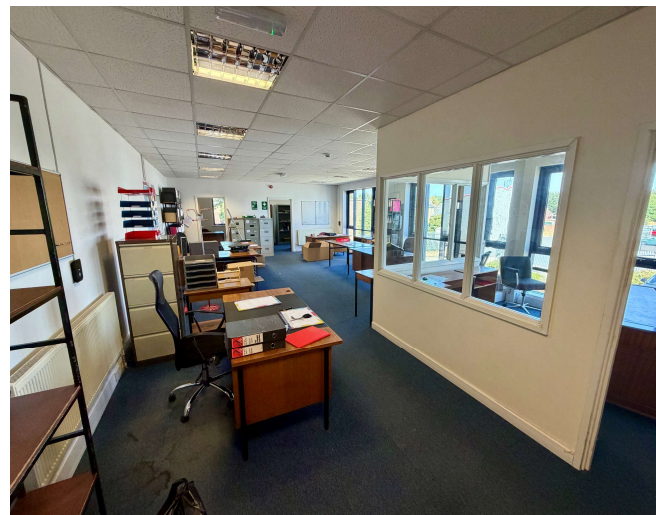
Each party is to bear their own legal costs subject to an undertaking to cover landlord's abortive costs once draft contracts are raised.



Chamberlain Plastics Bury Close, Higham Ferrers 14th January 2016				
Gross Internal Areas (RICS Code of Measuring Practice 6th Edition)				
Item	location	length	width	Area m ²
1	Grd Fl Office	20.486	6.350	130.086
2	1st Fl Office	20.453	6.078	124.313
3	Production Area	46.355	20.151	934.100
4	Coating Area	12.990	20.167	261.969
5	Mixing Area	6.747	20.155	135.986
6	Mezzanine	6.420	19.980	128.272
7	Covered, open Store	15.975	3.650	58.309
		2.370	0.700	1.659
SUMMARY				
	Office			254.4 m ²
	Production			1332.1 m ²
	Mez			128.3 m ²
	Covered external permanent store			60.0 m ²
	Gross Internal Floor Area (excluding mez)			1585.5 m ²
	Gross Internal Floor Area			1714.7 m ²



Y:\Private De\Industrial\Higham Ferrers\Bury Close\A. Construction Info\2. Drawings\Mezzanine\0001 - actual size.dwg



VIEWING To view and for further details please contact:

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AWARD WINNING
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