

To Let

Industrial Unit

Wharf Works Long Buckby Wharf
Long Buckby Northampton NN6 7PP



- Self contained, detached industrial unit
- Well located close to the A5
- Secure car park / yard area
- Modern building with good quality integral offices

To Let £35,000 per annum exclusive

Location

The property is situated on a small industrial development known as Wharf Works. The property has direct frontage on to Three Bridges Road and is situated less than a mile from the A5 which provides access to the motorway network.

The building is situated close to the village of Long Buckby which contains a wide range of local amenities. There is also easy access to Daventry, Rugby and Northampton.

The surrounding locality comprises a combination of both commercial and residential properties. The subject property stands adjacent to the main entrance to the site having prominence on to the main road.

Accommodation

The property comprises a detached industrial building constructed around a steel frame with brick and block elevations standing beneath a pitched profile steel clad roof which has been lined and insulated internally.

The unit incorporates integral office accommodation to include a large open plan office together with several individual rooms. Both kitchen and WC facilities are provided. Access for loading purposes is via a single concertina door incorporated within the front elevation whilst a separate pedestrian access is provided within a full height section of curtain glazing which leads into a trade counter area. A good level of natural light is provided through double glazed windows incorporated within the front elevation which is supplemented through artificial lighting.

Externally, the property stands upon a self contained site with a secure car park/yard to the front of the unit which is accessed via a gated entrance.

Areas

	Sq Ft	Sq M
Ground	5,337	495.81
TOTAL	5,337	495.81

Other Information

The Tenant(s) will also be required to produce I.D. documentation prior to any letting. In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent.

Rent

£35,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Rateable Value: £28,500

Rates Payable: £14,221.50

Service Charge

There is a service charge to cover the cost of maintaining the common areas further details of which are available upon request.

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Awaited.

Services

We understand that mains services including water and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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cc@underwoods.co.uk

Telephone: 01604 404060

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[View Location](#)



RICS



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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