



- Approx. 38,379 sqft (3,565.4 sqm) – to let on a new lease
- 5.5m clear eaves height
- Shared fenced & gated loading areas
- 4 No. level access doors.



## LOCATION

The property is located on the Finedon Industrial Estate on Vaux Road some 1.5 miles to the north of Wellingborough Town Centre.

The location benefits from good road communications, with the A45 dual carriageway providing access to Northampton and the motorway network beyond, with Junctions 15 and 15a approximately 10 miles distant. The A14 (M1/A1 link road) Junction 9 is approximately 6 miles to the north via the A509.

## ACCOMODATION

The property comprises a semi-detached factory / warehouse unit of steel portal frame construction under a pitch roof with approx. 10% roof lights. Clear eaves height of the main warehouse area is 5.5m rising to an apex of approx. 6.4m.

The unit was extended at some point and the extension has a clear eaves height of 4.8m rising to 5.65m. There are some mezzanine floors in this extension area.

Externally the property has all hard-surfaced yard areas (mixture of block paving, concrete and tarmac) which are fenced & gated. The common access areas are shared with the occupier of unit 2.

Area	Sq ft	Sq M
Main Factory / Warehouse:	28,417	2,640.00
Side Extension	4,593	426.70
Mezzanine Floors – mainly storage but including some offices	5,188	481.97
Compressor Room	181	16.80
<b>Total</b>	<b>38,379</b>	<b>3,565.4</b>

Clear eaves height in main warehouse area is approx. 5.5m

## TERMS

The property is available to let on a new full repairing and insuring lease

Initial guide quoting rent will be stepped from a year 1 rent of £165,000 per annum exclusive of VAT, business rates and all other outgoings.



## BUSINESS RATES

Approx. rateable value is £106,000 with rates payable £55,000 per annum for 2024/25. Applicants are advised to verify the rating assessment with the Local Authority.

## SERVICE CHARGE

A nominal service charge will be administered to cover the maintenance and management of the soft landscaping and common areas

## VAT

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

## LEGAL COSTS

Each party is to bear their own legal costs subject to an initial undertaking to cover landlord's reasonable abortive costs of raising draft contracts.

## ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two forms of identification (including passport) and confirmation of funding will be required from all applicants proceeding in a lease or purchase

## VIEWING

To view and for further details please contact:

**Chris Billson**

Email: [cb@prop-search.com](mailto:cb@prop-search.com)

Telephone: 01933 22 33 00

