

TO LET:

Business / Trade Counter / Industrial / Warehouse Unit

Unit 10-11 Trinity Centre, Park Farm Industrial Estate, Wellingborough, Northants NN8 6ZB



- Approx. 8,715 sq ft (809.7 sq m) GIA
- Suitable for trade counter / industrial / warehouse
- Small two storey office 'pod' to front
- Available to let on a new lease from spring 2025

LOCATION

Approximately 10 miles east of Northampton, Wellingborough 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 also benefits from a direct rail link to London St Pancras with a journey time of approximately 50 minutes which runs twice hourly.

ACCOMMODATION

The property comprises of a modern, link-detached industrial/warehouse business unit. It is of portal steel frame construction under a pitch roof with approx. 10% roof lights.

- The warehouse area is approx. 36.45m wide x 18m deep
- Clear eaves height is 5.2m rising to 6.7m at the apex
- 2 No loading doors are approx 3.55m wide x 3.59m height
- Small mezzanine of 10.95m x 5.7m plus stairs (2.4m clear height below)

Internally, the property has a small two storey office 'pod' which is semi-detached to the front elevation thus not affecting the warehouse/workshop space. Inside the warehouse/workshop area there is an additional staff breakout/WC block

Externally the property has block paved yard areas providing a generous loading apron with extensive allocated parking

TENURE

The property is available to let on a new full repairing and insuring lease with terms to be agreed.

Initial guide quoting rent is £74,950 per annum exclusive of VAT and all other outgoings, with periodic rent reviews

A rent deposit and/or guarantee will be required in all instances, and held for the duration of the lease term.

SERVICE CHARGE

There is an estate service charge to cover soft landscaping etc. For 2025 it is around £475 + VAT per annum. The service charge year runs from 1st May to 30th April the following year and is subject to annual review.



BUILDINGS INSURANCE

The landlord insures the property and recovers the cost from the tenant. Current premium circa £2,500 per annum and the annual renewal date is 1st May each year (Note: the premium depends on occupier's exact use and is subject to annual review).

PERMITTED USE

Permitted uses within planning classes B1 (now known as class E), B2 & B8 will be permitted, subject to final confirmation

BUSINESS RATES

Rateable value 2025/2026: £34,750

Rates payable 2025/26 £19,125 approx

EPC

The property has a C59 EPC rating which expires 9/9/30

SERVICES

Mains services are connected or available to the property including 3-phase electricity, gas, water and mains drainage. None have been tested by the agent.

VAT

VAT is applicable to the rent & service charge VAT at the prevailing rate

LEGAL COSTS

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

VIEWING

To view and for further details please contact:

Chris Billson

Email: cb@prop-search.com

Tel: 01933 223300