

TO LET / MAY SALE:

Industrial / Manufacturing / Warehouse Unit

45-49 Bradfield Rd, Finedon Road Industrial Estate, Wellingborough, Northants, NN8 4HB



- Approx 36,130 sq ft (3,356.5 sq m)
- Circa 1.8 acre site with concrete yards
- Detached warehouse / manufacturing / production unit
- Integral offices / staff facilities

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).

<https://www.google.com/maps/place/45-49+Bradfield+Rd,+Finedon+Road+Industrial+Estate,+Wellingborough+NN8+4HB/@52.3250375,-0.6924757,277m/data=!3m1!1e3!4m6!3m5!1s0x4877a185262e25a3:0xb0734604b640654c!8m2!3d52.3249325!4d-0.6923521!16s%2Fg%2F11bytp1tv?entry=ttu>

ACCOMMODATION

The property is a detached industrial warehouse/production building of portal steel frame with a pitch roof incorporating GRP roof lights.

It has been extended to the front to provide modern two-storey offices.

The main building has a clear eaves height of approximately 3.7m rising to an apex of 8.4m. It has multiple large sectional loading doors giving excellent loading access to the large yard.

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

Brief summary of approximate gross internal areas:

Factory / Warehouse	27,873 sq ft	(2,589.4 sq m)
Mezzanine floor	2,212 sq ft	(205.5 sq m)
Offices /sales/staff areas	4,540 sq ft	(421.8 sq m)
First floor office / board room	1,505 sq ft	(139.8 sq m)

Gross internal area 36,130 sq ft (3,356.5 sq m)
Site area – approx. 1.8 acres (approx. 40% site coverage)

Note – this property can be combined with nearby unit 18-20 Bradfield Rd (50 metres away) which offers approx. 75,515 sq ft on 4 acres = total combined GIA of approx. 111,645 sq ft on circa 5.8 acres overall

TERMS

The property is available to let at an initial quoting rent of £235,000 +VAT and exclusive of all other outgoings

Consideration would be given to a freehold sale with a guide initial quoting price of £3.35m + VAT.

BUSINESS RATES

The property is currently assessed with another nearby building and so does not have its own assessment yet. It is anticipated that the rates assessment will be as follows

Rateable value	£120,000 (approx / tbc)
Rates Payable 2024/25:	£65,500pa (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 to be re-assessed with an expected outcome of a 'B' EPC rating

LEGAL COSTS

Each party is to bear their own legal costs subject to a capped undertaking to cover the landlord/vendor's reasonable abortive costs once solicitors are instructed.



VIEWING

To view and for further details please contact:

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