

TO LET ON A NEW LEASE

Industrial / Manufacturing / Warehouse / Trade Counter Unit

Units 10-11, 6 Bevan Close, Finedon Road Industrial Estate, Wellingborough, NN8 4BL



- Approx 9,286 sq ft (862.7 sq m) inc mezz floor
- Warehouse / manufacturing / production unit
- Large concrete loading yard circa 23m x 20m
- Integral offices / staff facilities / 2 large loading doors

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).

Google street view link:

[https://www.google.com/maps/@52.3163912,-0.6767756,3a,75y,320.2h,95.83t/data=!3m7!1e1!3m5!1sHH8v3tjExcTiwgWg5WA9hw!2e0!6shttps:%2F%2Fstreetviewpixe ls-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D-5.827086962267828%26panoid%3DHH8v3tjExcTiwgWg5WA9hw%26yaw%3D320.19741232231274!7i16384!8i8192?coh=205410&entry=ttu&g_ep=EgoyMDI0MTAxNi4wIwIXMDSOA SAFQAw%3D%3D](https://www.google.com/maps/@52.3163912,-0.6767756,3a,75y,320.2h,95.83t/data=!3m7!1e1!3m5!1sHH8v3tjExcTiwgWg5WA9hw!2e0!6shttps:%2F%2Fstreetviewpixe ls-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D-5.827086962267828%26panoid%3DHH8v3tjExcTiwgWg5WA9hw%26yaw%3D320.19741232231274!7i16384!8i8192?co h=205410&entry=ttu&g_ep=EgoyMDI0MTAxNi4wIwIXMDSOA SAFQAw%3D%3D)

ACCOMMODATION

The property is a semi-detached industrial warehouse/production building of portal steel frame with a pitch roof incorporating GRP roof lights. An additional mezzanine storage floor has been installed to the rearmost half of the unit, under which are integral offices & staff welfare facilities.

It has a clear eaves height of approx 4.45m rising to an apex of 6.4m. It has two large roller shutter loading doors giving excellent loading access to a large loading yard of approx. 23m x 20m.

The internal layout still allows for commercial vehicles to back into the building for loading etc

Brief summary of approximate gross internal areas:

Factory / Warehouse	5,582 sq ft	(518.6 sq m)
Mezzanine floor	3,704 sq ft	(344.1 sq m)
Gross internal area	9,286 sq ft	(862.7 sq m)

Other key dimensions / included areas:

Ground floor offices 1,065 sq ft + staff welfare facilities
Loading doors – each is 4.43m width x 4.4m ht
Clear height under rear mezzanine is approx. 2.21m

TERMS

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

The initial guide quoting rent is £55,000 +VAT per annum and exclusive of all other outgoings

BUSINESS RATES

Rateable value £25,000
Rates Payable 2024/25: £13,000 pa approx

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, water and drainage. Gas is laid to the property but not connected. None of the services have been tested by the agent.

ESTATE SERVICE CHARGE

A nominal service charge is applicable to contribute to the general maintenance of the Bevan Court Estate. The service charge payable for the year to 31/12/24 is £2,100. This is payable annually in advance and subject to annual review.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C (66)

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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