

TO LET / MAY SALE:

Industrial / Manufacturing / Warehouse Unit

18-20 Bradfield Rd, Finedon Road Industrial Estate, Wellingborough, Northants, NN8 4HB



- Approx 75,515 sq ft (7015.5 sq m)
- Circa 4 acre site with concrete yards
- Detached industrial manufacturing / production unit
- Integral offices / staff facilities / craneage

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/Bradfield+Rd,+Finedon+Road+Industrial+Estate,+Wellingborough+NN8+4HB/@52.3250233,-0.6956103,329m/data=!3m1!1e3!4m6!3m5!1s0x4877a19ad9ab7c15:0x45a6bd504872ff76!8m2!3d52.324967!4d-0.6940361!16s%2Fg%2F11c3q2pc0c?entry=ttu>

ACCOMMODATION

The property is a detached industrial warehouse/production building of portal steel frame with multi-pitch roofs incorporating GRP roof lights. It was extensively refurbished and extended in 2016/17 to include overclad roofs, elevations and integral offices. The manufacturing facilities include staff canteen and toilet/wash block. The manufacturing area still retains multiple cranes.

The main building has a clear eaves height of approximately 3.8m rising to an apex of 7.3m. It has multiple large sectional loading door measuring up to. 7m (w) x 5m (ht).

An additional detached building provides overflow storage / manufacturing if required. This building has clear eaves of 6.1m / 8.4m apex.

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

Brief summary of approximate gross internal areas:

Main building

Factory / Warehouse 68,259 sq ft (6,341.4 sq m)
(Includes first floor offices of approx. 2,498 sq ft)

Additional detached building

7,256 sq ft (674.1 sq m)

Gross internal area 75,515 sq ft (7015.5 sq m)
Site area – approx. 4 acres (approx. 40% site coverage)

Note – can be combined with nearby unit 45-49 Bradfield Rd (50 metres away) which offers approx. 36,130 sq ft on 1.8 acres = total GIA of approx. 111,645 sq ft on circa 5.8 acres

TERMS

The property is available to let at an initial quoting rent of £545,000 +VAT and exclusive of all other outgoings

Consideration would be given to a sale with a guide initial quoting price of £7.25m + 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	£220,000 (approx / tbc)
Rates Payable 2024/25:	£120,000pa (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 (250 kVa energised), gas, water and drainage. None of the services have been tested by the agents.

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 an undertaking to cover the landlord/vendor's reasonable abortive costs once solicitors are instructed.



VIEWING

To view and for further details please contact:

Chris Billson

Email: cb@prop-search.com

Telephone: 01933 223300

Mobile: 07500 886176