



**CHARTERED SURVEYORS & ESTATE AGENTS**

**LOCK-UP INDUSTRIAL WAREHOUSE UNIT**

**GIA 153.91 sq m (1656 sq ft) approx**



**UNIT 3, STEWARTS ROAD  
FINEDON ROAD INDUSTRIAL ESTATE  
WELLINGBOROUGH  
NORTHANTS  
NN8 4RJ**

**TO LET – NEW LEASE - £7500 per annum exclusive**

An industrial warehouse unit being portal steel frame construction with walls being part brick, part block, part profile steel clad with pitched roof over being aluminium profile clad incorporating roof lights. The property itself has fluorescent lighting, concrete screeded floor, 3-phase electricity, aluminium frame double glazed windows, mains drainage and parking to the front for 5 vehicles

The property is situated on a shared site with 2 other units with a secure gated perimeter fence. The property is highly visible from Stewarts Road on the Finedon Road Industrial Estate.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**LOCATION:**

The unit is situated on the Finedon Road Industrial Estate which is on the outskirts of Wellingborough to the north side and has excellent communication links via the A509 northwards to Kettering and the A14, westwards to Northampton and the M1 via the A45, and eastwards to Rushden, Thrapston and the A1 via the A45 and A14.

**GROSS INTERNAL AREAS:**

Warehouse:	144.02 sq m	(1550 sq ft)
Office Space:	9.89 sq m	(106 sq ft)

**TOTAL: 153.91 SQ M (1656 SQ FT)**

**THE PROPERTY:**

Warehouse Area  
Office  
Shared Reception & Cloakroom

**Outside:**

Parking to the front for 4 vehicles.

**LEASE:**

New Lease on full repairing and insuring basis.

**TERM:**

Negotiable terms preferably 3, 6, 9 or more years.

**RENT REVIEWS:**

Every 3 years upwards only to open market value.

**RENT:**

£7500 per annum exclusive paid quarterly in advance by standing order.

**RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodged by the Tenant.

**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**BUSINESS RATES:**

From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £7900. Business rates for 2012/2013 are 45.0 pence in the £. You will have to make your own enquiries with regard to rates payable.

This property due to its rateable value, may be subject to small business relief and application to the Local Authority should be made.

**LEGAL FEES:**

Each party to be responsible for their own legal costs in respect of this Lease.

**ENERGY EFFICIENCY RATING:**

D - 84

674/DJW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Andrew Woods FRICS or Duncan Woods – Tel: 01933-441464**  
**or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.