



# HARWOODS

Chartered Surveyors & Estate Agents

## **INDUSTRIAL WAREHOUSE UNIT WITH LARGE SECURE STORAGE YARD**

**NIA Warehouse 176.44 sq m (1899 sq ft) approx  
Storage/Yard Area 0.6 of an Acre**



**LAND, R/O 17/26 WHITE HOUSE INDUSTRIAL ESTATE  
MAIN ROAD  
EARLS BARTON  
NORTHANTS NN6 0HJ**

**TO LET – NEW LEASE - £35,000 per annum exclusive**

The industrial warehouse unit is of portal steel frame construction with main walls being block and part metal clad with pitched corrugated asbestos sheet covering. This property benefits from roller shutter door access, modern 3-phase electricity, fluorescent lighting, mechanical pit and staff facilities. The storage yard area is compacted hardcore with some hard standing and rough surfaced areas. The yard itself is fully enclosed and there are 2 large metal gate entrances.

The property is situated on the edge of Earls Barton village fronting the A4500 which provides good communication links via the A4500 or the A45 eastwards to Wellingborough and Thrapston and the A14, or westwards to Northampton and the M1.

The property would suit many types of business operations with production and storage requirements.

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

**Tel: (01933) 441464**

email: [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREAS:**

Warehouse:

Workshop Area: 176.44 sq m (1899 sq ft)

Yard Area: 45 m width x 60 m depth maximum

**TOTAL AREA: 0.62 OF AN ACRE**

**THE PROPERTY:**

Main L-shaped Warehouse Area with roller shutter door access, modern 3-phase electrics, LED lighting, working mechanical pit also incorporating Store Room, Kitchen and Cloakroom/wc.

Yard Area rectangular in the main, sloping down away from the frontage with 2 access points, secure palisade fenced boundary.

**LEASE:**

New Lease on full repairing and insuring basis.

**TERM:**

Negotiable terms available with a minimum of 3 years.

**RENT:**

£35,000 per annum exclusive paid quarterly in advance by standing order.

**RENT REVIEWS:**

At the end of each third year upwards only to open market value.

**RENT DEPOSIT DEED:**

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

**PREMIUM:**

None.

**SERVICES:**

We understand that mains water and electricity are connected to the property. Drainage is via a recently installed septic tank system.

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 £11,250. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Each party to cover their own legal costs in respect in respect of this new Lease.

**ENERGY PERFORMANCE ASSET RATING:**

Currently G – 263 (waiting to be re-valued).



680/DJW

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

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

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