



HARWOODS

Chartered Surveyors & Estate Agents

INDUSTRIAL WAREHOUSE UNIT

GIA 465.41 sq m (5010 sq ft) approx



**UNIT 10, BRUNEL CLOSE
PARK FARM INDUSTRIAL ESTATE
WELLINGBOROUGH
NORTHANTS NN8 6QX**

TO LET – NEW LEASE - £24,350 per annum exclusive

A newly refurbished industrial warehouse unit being of portal steel frame construction with walls being part brick and block, part profile steel clad with pitched profile clad roof incorporating roof light. Eaves height is 3.5 metres to the underside of the haunches. Internally there is a large 2 storey admin block providing modern offices with fluorescent lighting and electric heating as well as kitchen areas and toilet facilities. The warehouse is heated via a Reznor gas blow heater. The warehouse has a high bay sectional door 4 m width x 4.5 m height and outside there is a concrete yard/parking area with allocated spaces for 9 vehicles. There is a right of way through the yard area to Unit 9, Brunel Close.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

Situated on the Park Farm Industrial Estate which has excellent communication links via the ring road system giving access to the A509 northwards to Kettering and the A14 (A1-M1 link), southwards to Newport Pagnell and the M1, and westwards via the A45 to Northampton and the M1.

GROSS INTERNAL AREAS:

Warehouse: 317.8 sq m (3421 sq ft)

Admin:-

Ground Floor: 81.77 sq m (880 sq ft)

First Floor: 65.84 sq m (709 sq ft)

TOTAL: 465.41 SQ M (5010 SQ FT)

THE PROPERTY:

L-Shaped Warehouse

Admin Block:-

Ground Floor:-

Entrance Lobby

Office 1

Office 2

Kitchen Area

Male & Female Cloakrooms/wc's

First Floor:-

Large Open Plan Office

Small Kitchen Area

Outside:-

Parking available for 9 vehicles.

Open concrete yard for deliveries.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 3 years.

RENT:

Initial quoted rent is £24,350 per annum exclusive paid quarterly in advance by standing order although consideration will be given to a competitive package subject to the terms and covenants offered.

RENT DEPOSIT DEED:

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

SERVICE CHARGE:

There is a service charge which covers the upkeep of the landscaping being approximately £250 per annum for 2014 subject to confirmation.

SERVICES:

We understand that mains water, electricity, gas 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 £22,500. You will have to make your own enquiries with regard to rates payable.

LEGAL EXPENSES:

Each party to cover their own legal costs in respect of this new Lease. Please note that the ingoing Tenant is to provide an initial undertaking of £1000 plus VAT to cover the Landlord's abortive costs which will be retained by the Landlord should the Tenant fail to perform, ie the net result is that each party bears their own costs upon completion.

ENERGY PERFORMANCE ASSET RATING:

D - 82



Warehouse

607/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Duncan Woods AssocRICS – Tel: 01933-441464

or e-mail 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.