



HARWOODS

Chartered Surveyors & Estate Agents

INDUSTRIAL WAREHOUSE UNIT

GIA 581.87 sq m (6263 sq ft) approx



**UNIT 2A
SANDERS LODGE INDUSTRIAL ESTATE
RUSHDEN
NORTHANTS NN10 6BQ**

NEW LEASE – £32,500 per annum exclusive

An 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 over incorporating roof lights. Eaves is 4.65 m to the underside of the haunches. The property benefits from a large mezzanine floor to the warehouse for additional storage and 2 storey office/administration block and gas central heating. The warehouse has a roller shutter door (3.8 m wide x 4.04 m height). To the front of the property there is parking for 3 vehicles and loading & unloading access. To the side of the property there is a useful fenced yard area.

Situated on Sanders Lodge Industrial Estate which has excellent communication links eastwards via the A45 to Thrapston and the A14, westwards to Northampton and the M1, northwards via the A6 to Kettering and southwards to Bedford.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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GROSS INTERNAL AREAS:

Warehouse:	410.61 sq m	(4420 sq ft)
Ground Floor Admin:	89.01 sq m	(958 sq ft)
First Floor Admin:	82.22 sq m	(885 sq ft)
Mezzanine Floor:	313.11 sq m	(3370 sq ft)

TOTAL: **581.87 SQ M (6263 SQ FT)**
(not including the mezzanine)

TOTAL: **894.98 SQ M (9634 SQ FT)**
(including the mezzanine)

THE PROPERTY:

Ground Floor – L-shaped Warehouse with Rectangular Mezzanine Floor.

Admin Block:

Ground Floor – Trade Counter, Office 1, 2 Cloakrooms, Kitchen Area, Store Room.

First Floor – 3 Offices, Kitchen Area,

Outside – Parking to the front of the premises for 3 vehicles and secure fenced yard area to the side being approximately 0.11 of an acre.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 3 years.

RENT:

£32,500 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every 3 years upwards only to open market value.

RENT DEPOSIT DEED:

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

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 £12,750. 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 of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

To be confirmed.



646/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.