



HARWOODS

Chartered Surveyors & Estate Agents

**** INVESTMENT OPPORTUNITY ****

INDUSTRIAL WAREHOUSE UNIT

Warehouse – GIA 376.95 sq m (4058 sq ft) approx

Mezzanine – 62.61 sq m (674 sq ft)

TOTAL GIA 439.59 sq m (4732 sq ft) approx



**UNIT 15, REGENT PARK
PARK FARM INDUSTRIAL ESTATE
WELLINGBOROUGH
NORTHANTS NN8 6GR**

INVESTMENT FOR SALE – FREEHOLD – OFFERS IN EXCESS OF £350,000

Portal steel frame construction with walls being brick and block and part profile sheet clad. Roof is pitched incorporating roof lights with metal profile sheet cladding, eaves height is 5.75 m. The property comprises a warehouse with gas blow heating, 3-phase electricity, high bay sectional door and incorporating an administration block comprising office, kitchen and toilet facilities. To the front of the property is a private yard with loading and unloading access and parking for 12 vehicles.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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Situated on Park Farm Industrial Estate which has excellent communication links via the ring road system 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 Incorporating Administration Area	376.95 sq m	(4058 sq ft)
Mezzanine Floor Storage	62.61 sq m	(674 sq ft)
TOTAL:	439.59 SQ M	(4732 SQ FT)

SERVICES:

We understand that mains water, gas and electricity are connected to the property. Drainage is via a septic tank.

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.

THE PROPERTY:

L-Shaped Warehouse

Ground Floor Admin Block – Entrance Lobby, Office, Kitchen Area, Cloakroom/wc, Disabled Cloakroom/wc, Storage Space.

First Floor Mezzanine – Open Plan Storage Area.

Outside:

Parking for 14 vehicles, loading and unloading area.

LEASE:

Tenants: Print Data Solutions.

Term: Let on a full repairing and insuring basis for 10 years from the 8 July 2018.

Rent: Available on request.

VAT:

The property is opted for tax.

FOR SALE – INVESTMENT PROPERTY:

Offers in excess of £350,000 subject to contract for the freehold interest.

ENERGY EFFICIENCY RATING:

C - 70

BUSINESS RATES:

From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £19,000. You will have to make your own enquiries with regard to rates payable.



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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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.