



HARWOODS

Chartered Surveyors & Estate Agents

**** INVESTMENT OPPORTUNITY ****

INDUSTRIAL WAREHOUSE UNIT

TOTAL GIA 434.74 sq m (4680 sq ft) approx



**UNIT 16, REGENT PARK
PARK FARM INDUSTRIAL ESTATE
WELLINGBOROUGH
NORTHANTS NN8 6GR**

INVESTMENT FOR SALE – FREEHOLD – OFFERS IN EXCESS OF £375,000

This end of terrace industrial warehouse unit of portal steel frame construction has main walls being brick and block, part profile sheet cladding with glazed frontage to the administration area. Roof is pitched incorporating roof lights. Eaves height of 5.75 metres. The property benefits from gas heating, 3-phase electricity, high bay sectional door to the L-shaped warehouse as well as 2 storey administration block incorporating offices, kitchen and toilet facilities. To the front of the property is a loading and unloading access as well as parking for 14 vehicles.

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Situated on Park Farm Industrial Estate this property 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: 195.15 sq m (2101 sq ft)

Administration Block:

Ground Floor: 171.32 sq m (1844 sq ft)

First Floor: 68.27 sq m (735 sq ft)

Total: 239.59 sq m (2579 sq ft)

GROSS TOTAL: 434.74 SQ M (4680 SQ FT)

THE PROPERTY:

L-Shaped Warehouse

Administration Block:

Ground Floor – Reception Area, Meeting Room, 5 Offices, Kitchen, Cloakroom/wc. Access to:-

First Floor – Open Plan Office Accommodation.

Outside:

Parking for 14 vehicles, loading and unloading area, access to the warehouse.

FOR SALE – INVESTMENT PROPERTY:

Offers in excess of £375,000 subject to contract for the freehold interest.

LEASE:

Tenants: VBC Instrument Engineering

Term: Let on a full repairing and insuring basis for 5 years from November 2018.

Rent: Available on request.

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.

SERVICES:

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

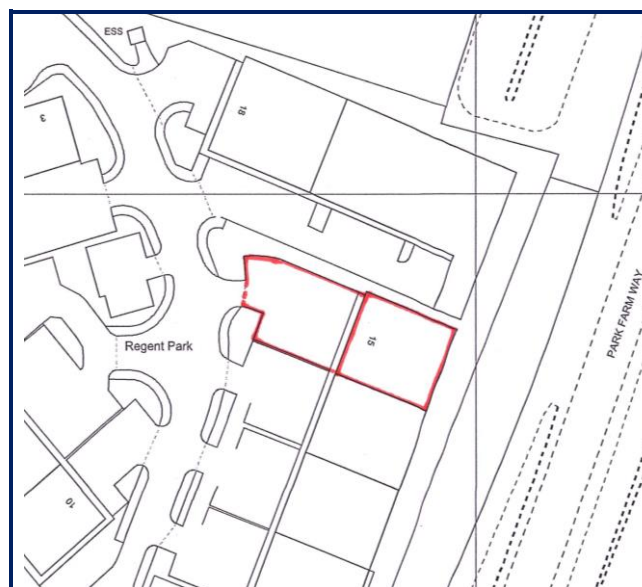
Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

VAT:

The property is opted for tax.

ENERGY EFFICIENCY RATING:

To be confirmed.



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.