



HARWOODS

Chartered Surveyors & Estate Agents

**** INVESTMENT OPPORTUNITY ****

INDUSTRIAL WAREHOUSE UNIT

Total GIA 228.14 sq m (2456 sq ft) approx



**UNIT 1, MALLARD COURT
MALLARD CLOSE
EARLS BARTON
NORTHANTS NN6 0JF**

FOR SALE – FREEHOLD £220,000 Subject to Contract

This end of terrace industrial warehouse unit of portal steel frame construction has main walls being of brick and block and part profile sheet cladding with part glazed aluminium framed frontage. Roof is single pitched incorporating roof lights. Eaves height of 6 metres and the property benefits from high bay sectional door, loading and unloading, administration block to the ground floor with first floor mezzanine storage and secondary office. To the front of the property there is parking for 3 vehicles.

Situated on Mallard Court off Mallard Court Industrial Estate to the north of Earls Barton town. This area has excellent communication links via the A4500, east to Wellingborough and the A509-A45 connections and west to Northampton via the A45 on to the M1.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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GROSS INTERNAL AREAS:

Warehouse	171.47 sq m	(1846 sq ft)
Mezzanine Storage:	56.67 sq m	(610 sq ft)
TOTAL:	228.14 SQ M	(2456 SQ FT)

THE PROPERTY:Ground Floor:

Warehouse Area, Administration Storage.

First Floor:

Mezzanine Storage Area with Secondary Office.

Outside:

Parking for 3 vehicles including one disabled bay, loading and unloading access to the warehouse.

FOR SALE:

Investment Property
£220,000 Subject to Contract for the freehold interest.

LEASE:

Tenants: Hol Taj Exports Ltd.

Term: Let on a full repairing and insuring basis for 5 years from the 1 November 2016.

Break Clause: 31 October 2019 for Landlord and Tenant.

Rent: Available on request.

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:

You will have to make your own enquiries with the Local Authority and the VOA web site regarding the rateable value of the premises and rates payable.

VAT:

The property is opted for tax.

ENERGY PERFORMANCE ASSET RATING:

To be confirmed.



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TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Duncan Woods AssocRICS – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk**

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.