



HARWOODS

Chartered Surveyors & Estate Agents

INDUSTRIAL WAREHOUSE UNIT FOR SALE

Warehouse – GIA 370.80 sq m (3991 sq ft) approx
Mezzanine Floor – GIA 295.41 sq m (3180 sq ft) approx
Total GIA 666.21 sq m (7171 sq ft) approx



**UNIT 7, TRINITY CENTRE
PARK FARM INDUSTRIAL ESTATE
WELLINGBOROUGH
NORTHANTS NN8 6ZB**

FOR SALE – FREEHOLD – £495,000 Subject to Contract

Located in a prominent position on Trinity Centre, Park Farm, this industrial warehouse unit is of portal steel frame construction with main walls being part brick, part block, part metal profile cladding with pitched profile sheet clad roof over, incorporating roof lights. Eaves height is 5.25 metres. The property comprises a warehouse area incorporating administration accommodation and a mezzanine floor for storage. Benefits include gas blow heaters, 3-phase electricity, high bay sectional door, loading and unloading access to the front and private parking for 12 vehicles.

Park Farm Industrial Estate has excellent communication links via the ring road system to the A509 northwards to Kettering and the A14-M1 link, southwards to Newport Pagnell and the M1, and westwards via the A45 to Northampton and the M1.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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GROSS INTERNAL AREAS:

Warehouse Incorporating
Administration Area: 370.80 sq m (3991 sq ft)
Mezzanine Floor Storage: 295.41 sq m (3180 sq ft)

TOTAL GIA: 666.21 SQ M (7171 SQ FT)

THE PROPERTY:

Ground Floor:

L-Shaped Warehouse incorporating Admin Block with 3 Office Areas, Cloakroom/wc.

Steel Framed Mezzanine Floor providing useful Storage.

Outside:

Parking for 12 vehicles and loading and unloading access.

FOR SALE:

£495,000 Subject to Contract for the Freehold interest with vacant possession.

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 has not been separately assessed, therefore you will have to make your own enquiries with regard to the rateable value and rates payable.

LEGAL FEES:

Each party to cover their own legal costs in respect of this transaction.

VAT:

To be confirmed.

ENERGY PERFORMANCE ASSET RATING:

Awaited.



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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.