



# HARWOODS

Chartered Surveyors & Estate Agents

## INDUSTRIAL WAREHOUSE UNIT

GIA 488.43 sq m (5258 sq ft) approx

Warehouse 284.01 sq m (3057 sq ft)  
2 Storey Ancillary 204.42 sq m (2201 sq ft)



**3 MORRIS CLOSE  
PARK FARM INDUSTRIAL ESTATE  
WELLINGBOROUGH  
NORTHANTS  
NN8 6XF**

**TO LET – ASSIGNMENT OF EXISTING LEASE – £28,800 per annum exclusive**

A semi-detached industrial warehouse unit with 2 storey ancillary accommodation in a prominent position fronting Sinclair Drive on Park Farm Industrial Estate. Portal steel framed construction with main walls of brick/block and pitched roof with insulated profile metal sheet covering incorporating roof lights. Roller shutter door to the rear with loading/unloading access and parking for 22 vehicles.

Park Farm Industrial Estate 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.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**GROSS INTERNAL AREAS:**

Warehouse:	284.01 sq m	(3057 sq ft)
Ground Floor Admin:	94.62 sq m	(1019 sq ft)
First Floor Admin:	109.80 sq m	(1182 sq ft)

**TOTAL GIA: 488.43 SQ M (5258 SQ FT)**

**THE PROPERTY:**

Ground Floor – Reception Office, Office, Canteen, 2 Cloakrooms/wc, Warehouse.

First Floor – 2 Offices.

Outside – Loading/unloading access and parking for 22 vehicles to front, side and rear.

**EXISTING LEASE:**

**Lease** – Full repairing and insuring basis outside Sections 24 – 28 of the Landlord & Tenant Act 1954.

**Term** – 5 years from 20 February 2019.

**Rent** – £28,800 per annum exclusive of rates and VAT paid monthly in advance.

**Use** – General Industrial Class B2 of the Use Classes Order 1987.

**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.

Heating is via a gas fired central heating system.

**BUSINESS RATES:**

From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £8300. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Assignee to cover their own reasonable legal costs in respect of this transaction.

**ENERGY PERFORMANCE ASSET RATING:**

To be confirmed.

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods BSc (Hons) MRICS – Tel: 01933-441464**  
**or e-mail [com@harwoodsproperty.co.uk](mailto: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.