



HARWOODS

Chartered Surveyors & Estate Agents

INDUSTRIAL WAREHOUSE UNIT

GIA 581.87 sq m (6263 sq ft) approx



**2a SANDERS LODGE INDUSTRIAL ESTATE
RUSHDEN
NORTHANTS
NN10 6BQ**

FOR SALE – FREEHOLD – OFFERS IN THE REGION OF

£500,000 Subject to Contract

An industrial warehouse unit being of portal steel frame construction with walls being part brick and block and part profile steel clad with pitched profile clad roof over incorporating roof lights. Eaves height is 4.65m to the underside of the haunches. The property benefits from a large mezzanine floor to the warehouse for additional storage and 2 storey office/administration block. There is gas central heating. The warehouse has a roller shutter door (3.8 m wide x 4.04 m height). To the front of the property there is parking for 3 vehicles and loading/loading access. To the side of the property there is a useful fenced yard area.

Situated on Sanders Lodge Industrial Estate which has excellent communication links eastwards via the A45 to Thrapston and the A14, westwards to Northampton and the M1, northwards via the A6 to Kettering and southwards to Bedford.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

Ground Floor:

Warehouse: 494.46 sq m (5322 sq ft)

First Floor:

Admin: 89.59 sq m (964 sq ft)

TOTAL: 584.05 SQ M (1530 SQ FT)

THE PROPERTY:

Ground Floor – L-Shaped Warehouse with Rectangular Mezzanine Floor.

Admin Block:

Ground Floor – Trade Counter, Office, 2 Cloakrooms, Kitchen Area, Storeroom.

First Floor – 3 Offices, Kitchen Area.

Outside – Parking to the front of the premises for 3 vehicles and secure fenced yard area to the side being approximately 0.11 of an acre.

FOR SALE:

Offers in the region of £500,000 subject to contract for the freehold interest.

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 needs to be reassessed along with rates payable.

ENERGY PERFORMANCE ASSET RATING:

To be confirmed.



720/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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

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VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.