



# HARWOODS

Chartered Surveyors & Estate Agents

**COMMERCIAL OFFICE & LIGHT INDUSTRIAL**

**GIA 78 sq m (839 Sq ft) approx**



**4 TRINITY CENTRE  
PARK FARM INDUSTRIAL ESTATE  
WELLINGBOROUGH  
NN8 6ZB**

**TO LET -£1340 per month exclusive  
Including all rates and utilities**

Harwoods are pleased to offer this first-floor commercial unit situated in a prime location in Park Farm Industrial Estate in Wellingborough offering 839 sq. ft. Internally and externally the property is well presented with front facing windows, security shutters and fluorescent lighting throughout. Property includes use of forklift, use of LD Fabrications Ltd Staff to load and off load goods. Large mezzanine area for storage and if required temporary shop floor space for larger items.

Use of the property will be under Class E of the Use Classes Order 1987.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY  
Tel: (01933) 441464**

Email: [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

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**NET INTERNAL AREAS (approx):**

First Floor:		
Office 1	36 sq m	(395.78 sq ft)
Office 2	14.70 sq m	(158.22 sq ft)
Kitchenette	5.29 sq m	(56.94 sq ft)
WC	1.57 sq m	(16.89 sq ft)
Mezzanine	17.66 sq m	(181.80 sq ft)
WC	2.35 sq m	(25.29 sq ft)

**TOTAL: 78 SQ M ( 839 SQ FT )**

**THE PROPERTY:**

First Floor Offices with Mezzanine.

**LEASE:**

Internal repairing only.  
3 months' notice to terminate the lease if required by either party..

**RENT:**

£16,080 per annum exclusive paid monthly in advance by standing order (no rent-free period).

**RENT DEPOSIT DEED:**

No deposit required

**BUSINESS RATES:**

Included in the rent.

**TERM:**

No fixed term required but are willing to if required. £1,340.00 rent, rates & utility bills to be paid monthly in advance by Standing Order - To be increased annually with inflation (CPIH). No deposit required.

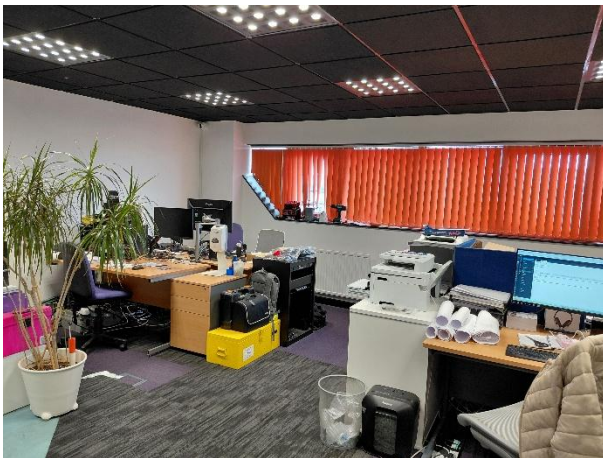
**LEGAL FEES:**

Not required as the agreement will be drawn up by the landlord.

**SERVICES:**

We understand that mains water, electricity 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.



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

**Sasha Wood – Tel: 01933-441464 / 07584 211672  
or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@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.