

2 - 20 BOOTH DRIVE • PARK FARM • WELLINGBOROUGH • NN8 6GR

UNDERGOING EXTENSIVE  
REFURBISHMENT  
AVAILABLE AUTUMN 2019



**TO LET/MAY SELL - HQ MANUFACTURING/INDUSTRIAL UNIT CIRCA 91,000 SQ FT (8,454 SQ M) ON 7.3 ACRES**

- PRESTIGIOUS DETACHED HQ MANUFACTURING / INDUSTRIAL UNIT ON LARGE SELF CONTAINED SITE OF APPROX 7.3 ACRES
- INCLUDES CIRCA 10,000 SQ FT (NET) OFFICE AND ANCILLARY ACCOMMODATION (CANTEEN / BREAK OUT) OVER 2 FLOORS
- POTENTIAL TO EXTEND – UP TO CIRCA 140,000 SQ FT (STP)
- 400 kVA POWER SUPPLY
- CENTRAL MIDLAND LOCATION WITH EXCELLENT ACCESS TO M1 / A45 / A14 / M6



## DESCRIPTION

The property comprises a detached prestigious industrial/manufacturing facility on a prominent self-contained site. It was designed and built as a design and manufacturing facility, with associated warehousing on a generous site with 2 points of access/egress, separating staff & visitor car parking from commercial vehicle loading & parking.

The ground & first floor offices are clad in full height curtain walling and provide for open plan & cellular office accommodation, staff facilities (including a canteen, multiple toilet & changing facilities & first aid) as well as storage.

Access to the offices is gained through a large central reception providing for both stair and lift access to the first floor.

The partially 'staggered' configuration of the manufacturing/industrial & warehouse accommodation allows for the logical and convenient allocation of dedicated operational uses.

There are currently 4 level access loading doors to the rear of the property, however, additional doors could be accommodated.

The large yard provides for extremely generous commercial vehicle parking, loading, overflow car parking and the potential to extend the existing building (subject to consent) to provide for up to 140,000 sq ft (gross) on 7.3 acres.



**VERY LARGE  
YARD**



**4 LEVEL  
LOADING DOORS**



**6M MINIMUM  
EAVES**



**POTENTIAL FOR  
EXPANSION (STP)**



**2 STOREY OFFICES  
c.10,000 SQ FT**



**CANTEEN**

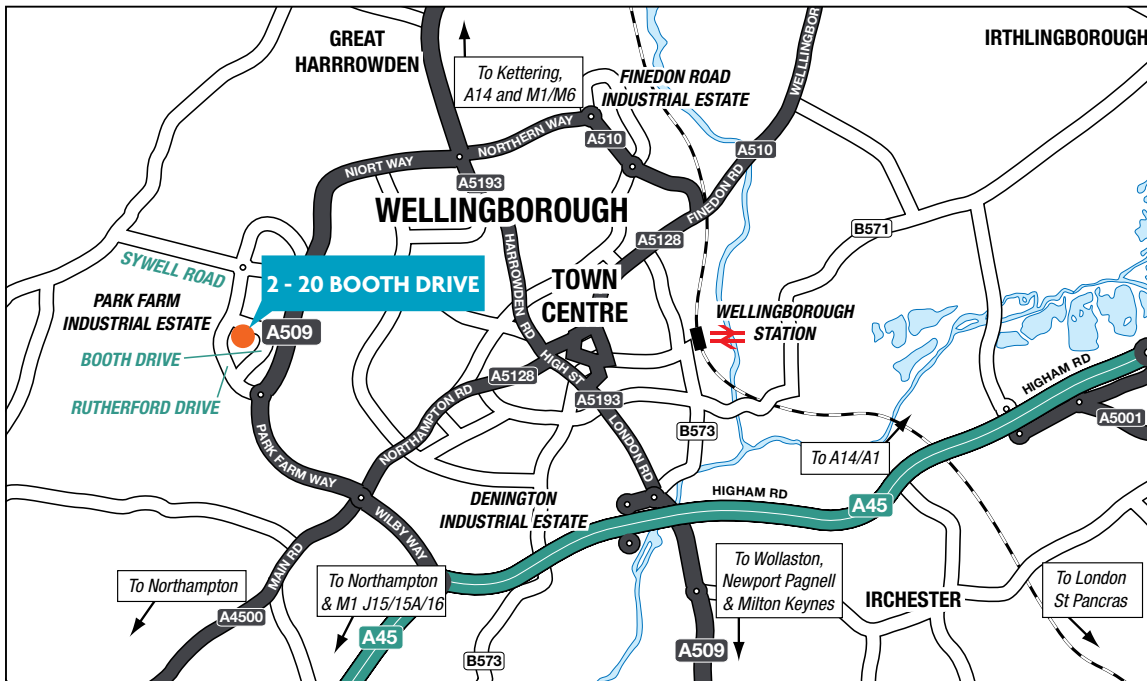


**HGV PARKING**



**400 kVA  
POWER SUPPLY**








## LOCATION

The property is located in a prominent location on Booth Drive on the Park Farm Industrial Estate in Wellingborough.

The site has easy access to the M1 at junction 15 (15 miles) via the A45 dual carriageway with a journey time of approx 15 minutes. Access to the A14 is also available at either Thrapston to the north east (13 miles) or Kettering to the north (8 miles) which in term provides direct access to the M1/M6 interchange to the west and the A1 to the east.

Occupiers on the Park Farm Industrial Estate include, Yusan, Booker, Musgrave, Lotus, DHL, Homebase, Volvo and Cummins Diesel.

## DISTANCE / DRIVE TIMES

	MILES	TIMES
 A45	2.5	6 mins
A14	6	12 mins
M1	15	20 mins
Northampton	13	6 mins
Leicester	46	57 mins
Central London	78	1 hr 36 mins
Birmingham	62	1 hr 18 mins
Manchester	149	2 hrs 35 mins
 London Luton	50	58 mins
London Heathrow	80	1 hr 40 mins
Birmingham International	56	1 hr 10 mins
London Stansted	74	1 hr 30 mins
London Gatwick	116	2 hrs 6 mins
 Felixstowe	114	2 hrs 3 mins
Harwich	124	2 hrs 32 mins
Immingham	124	2 hrs 38 mins





## SERVICES

All mains services are available to the property.

## BUSINESS RATES

The property has a Rateable Value of £357,500.

The Uniform Business Rate for 2017/18 is £176,250 pa.

## QUOTING TERMS

The property is available by way of a new full repairing and insuring lease on terms to be negotiated.

A guide rent is available on application. Freehold may be available.

## VAT

All prices are quoted exclusive of VAT.

## EPC

An EPC has been ordered.

## FURTHER ENQUIRIES

Further enquiries are available from the joint sole letting agents:-

JAMES HARRISON



[james.harrison@burbagerealty.com](mailto:james.harrison@burbagerealty.com)

SIMON TOSELAND



[st@prop-search.com](mailto:st@prop-search.com)

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 05/19