

TO LET: Trade Counter Unit

Unit 18 Bridle Close, Off Stewarts Rd, Finedon Rd Ind Est, Wellingborough, NN8 4RN



- Approx 5,865 sq ft over two floors inc loading area
- Newly refurbished internally - including new kitchen & WCs, suspended ceiling/lighting & decoration
- Allocated car parking, plus overflow
- Available to let on a new lease

LOCATION

Bridle Close is located on the Finedon Rd Industrial Estate – approximately 1½ miles north-east of the town centre, with easy access to the A14 & A45 trunk roads and M1, M6 and M11 motorways beyond.

The property has an elevation facing onto Stewarts Rd providing good visibility to passing trade

DESCRIPTION

This modern unit is of steel portal frame construction under an insulated pitched steel sheet roof with translucent roof lights. It has a full height loading door to the front elevation opening onto a block paved loading yard. The elevations are a mixture of curtain-walled glazing along with brick/block cavity walls/piers.

Internally, the ground floor of the property has newly refurbished male & female/disabled WCs and a kitchen/break-out area. A newly constructed stairwell gives access to the first-floor area. The first floor also has a recess/void to allow light weight goods loading and the potential of racked storage.

The unit has been newly refurbished internally including decorating throughout, a new suspended ceiling to the ground floor incorporating LED lighting.

Externally there is a shared block/paved loading yard with allocated customer and/or staff parking spaces.

ACCOMMODATION

We have measured the property and calculate that it comprises the following approximate Gross Internal Areas (GIA):-

Ground floor	3,078 sq ft (286.0 sq m)
First floor	2,786 sq ft (258.8 sq m)

Total gross internal area 5,865 sq ft (544.8 sq m)

Loading door approx. 3.95m width x 4.67m height



Image of similar trade counter



TENURE AND CHARGES

The unit is available by way of a new full repairing and insuring lease.

A minimum 'term certain' of 5 years will be required at an initial guide rent of £27,500 per annum exclusive of all other outgoings

There will be periodic stepped increases and/or an open market rent review thereafter

ESTATE SERVICE CHARGE

The common parts of Bridle Close are administered/maintained by management company. A nominal service charge (currently approx. £400 per annum) covers the external estate maintenance such as soft landscaping etc

BUSINESS RATES

Rateable value	£16,500
Rates payable 2020/21	approx £8,250 pa

Applicants should satisfy themselves of these figures and further information is available through the Local Authority Rating Office, Wellingborough Council 01933 231691

ENERGY PERFORMANCE CERTIFICATE

TBC - assessment currently being procured

LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking for the landlord's reasonable abortive costs (capped to £1,750 + VAT) should an applicant withdraw once solicitors have been instructed and draft contracts raised

VIEWING

To view and for further details please contact:

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