

# PROMINENT INDUSTRIAL WAREHOUSE UNIT TO LET

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**20 – 22, STEWARTS ROAD,  
FINEDON ROAD INDUSTRIAL ESTATE,  
WELLINGBOROUGH,  
NORTHAMPTONSHIRE, NN8 4RJ**

- To Let - approx. 23,089 sqft (2,145 sqm) GIA
- 5.7m clear eaves height
- Internal office & ancillary accommodation
- 1no dock level and 4no level access doors
- Excellent access to A45, A14 and wider road network

commercial property solutions

## LOCATION

The property is located on the Finedon Industrial Estate on Stewarts Road some 1.5 miles to the north of Wellingborough Town Centre. The location benefits from good road communications, with the A45 dual carriageway providing access to Northampton and the motorway network beyond, with Junctions 15 and 15a approximately 10 miles distant. The A14 (M1/A1 link road) Junction 9 is approximately 6 miles to the north via the A509.

## ACCOMODATION (All measurements approx.)

The warehouse is of steel portal frame construction with a concrete floor and sodium lighting. All elevations are clad with profile steel. The property has a minimum eaves height of circa 5.7m to the underside of haunch.

Internally the property benefits from some basic office accommodation as well as staff welfare facilities (WC's & Kitchenette).

Loading access is via 4 large up and over sectional loading doors to the front elevation fronting Stewarts Road with a further dock level loading door to the rear elevation of the property.

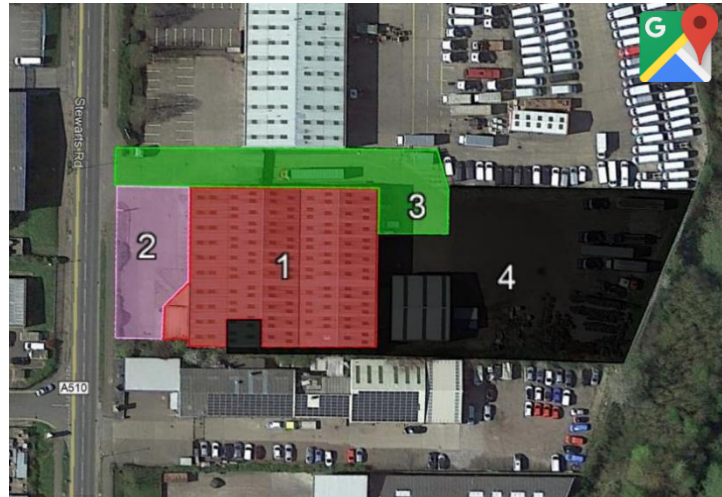
See overleaf for demise layout.

Area	Sq ft	Sq M
Main Factory / Warehouse:	21,537	2000.8
Mezzanine Floors	1,552	144.2
<b>Total</b>	<b>23,089</b>	<b>2,145</b>

Clear eaves height in main warehouse area is approx. 5.74m

## TERMS

The property is available to let on a new full repairing and insuring lease. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. Initial guide quoting rent is £99,950 per annum exclusive of VAT, business rates and all other outgoings.



## BUSINESS RATES

Approx. Rateable value is likely to be around £80,000 / rates payable £39,250 per annum, however this is subject to revised Valuation Office assessment.

Applicants are advised to verify the rating assessment with the Local Authority, the Borough Council of Wellingborough (01933 231 691).

## SERVICES

All mains services including gas, water and electricity are available to the property although none have been tested by the agents.

## SERVICE CHARGE

A nominal service charge may be applicable for the shared yard areas.

## VAT

It should be noted that any figures quoted, either verbally or in writing, are exclusive of VAT unless specifically stated.

## ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

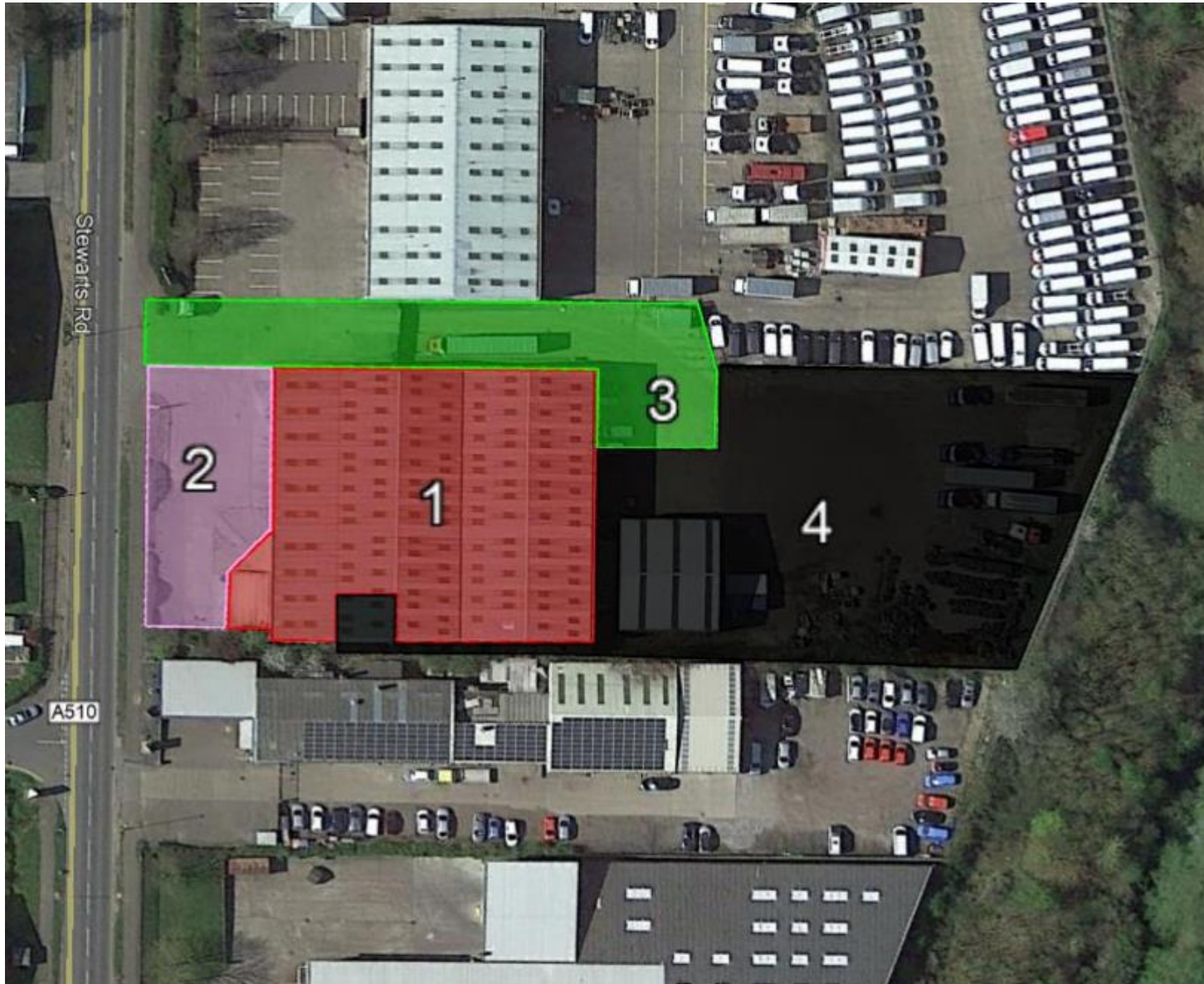
In accordance with anti-money laundering and terrorism financing regulations, two forms of identification (including passport) and confirmation of funding will be required from all applicants proceeding in a lease or purchase

## LEGAL COSTS

Each party is to bear their own legal costs subject to an initial undertaking to cover landlord's/vendor's reasonable costs of raising draft contracts once terms are agreed.



## SITE LAYOUT PLAN



### LEGEND

- 1 – Warehouse space available for prospective tenant
- 2 – front loading yard / parking for demised area
- 3 – Shared right of way to rear dock level loading door
- 4 – Area occupied by landlord

### VIEWING

To view and for further details please contact:

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Telephone: 01933 22 33 00



DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed