Warehouse



TO LET

FINEDON ROAD INDUSTRIAL ESTATE, STEWARTS ROAD, WELLINGBOROUGH NN8 4TR

2,145 Sq M (23,089 Sq Ft)

- Warehouse premises
- 4 up & over doors and 1 dock leveller
- Minimum Eaves Height 5.74m

- Nearby occupiers include Intercounty Truck & Van Ltd, Virani Food Products Ltd and UKMail
- EPC Rating 'C'

Stuart House City Road Peterborough PE1 1QF



savills.co.uk 0173<u>3 344414</u>

FINEDON ROAD INDUSTRIAL ESTATE, STEWARTS ROAD, WELLINGBOROUGH, NORTHANTS NN8 4TR

LOCATION

The property is located in Finedon Road Industrial Estate fronting Stewarts Road and is strategically located adjacent to the A45 dual carriageway providing access to Northampton and the national motorway network beyond.

DESCRIPTION

The warehouse is of steel portal frame construction with a concrete floor and sodium lighting with ancillary offices and WC's. This unit has a minimum eaves height of approx. 5.74 and 1 dock leveller loading door plus 4 up & over doors fronting Stewarts Road.

ACCOMMODATION

From measurements taken on site we calculate the approximate gross internal floor area to be as follows:-

Description	Sq.M	Sq.Ft
Warehouse	2,145.06	23,089
Of which is Mezzanine accommodation Total	144.14	1,551.52
	2,145.06	23,089

BUSINESS RATES

According to the Valuation Office Agency website the property currently has two rateable assessments.

Description	Rateable Value	Estimated Rates Payable 2019/20
Kingsway Tyres 20 -22 Stewarts Road	£17,000	£8,347
20 -22 Stewarts Road	£63,000	£31,752
Total	£80,000	£40,320

TENURE

The units are available on a new lease on terms to be agreed.

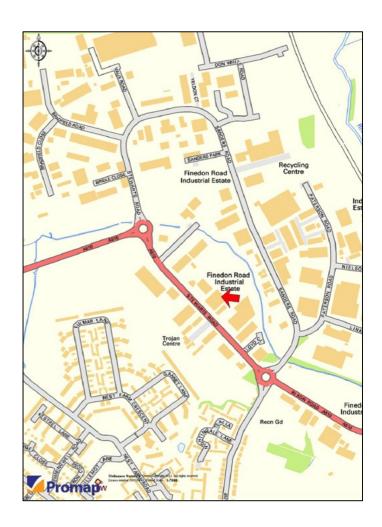
VIEWING

Strictly by appointment with the sole agent:-

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IMPORTANT NOTICE

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Compiled : April 2019