

TO LET/FOR SALE

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12-14 EDMONDS CLOSE
DENINGTON INDUSTRIAL ESTATE, WELLINGBOROUGH NN8 2QY



- Level loading access to the rear.
- 4.25m maximum eaves.
- Fully fenced site.
- Single storey office, changing rooms and welfare area.

DETACHED MANUFACTURING / WAREHOUSE UNIT
20,830 SQ FT (1,935.1 SQ M) ON 1.1 ACRE (0.44 HA) SITE

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LOCATION

The property is located in Edmonds Close on Denington Industrial Estate which is located to the south of Wellingborough town centre, immediately adjacent the A45 dual carriageway.

The A45 provides direct access to the M1 motorway via junction 15 (13.3 miles west) or the A14 approximately 11.6 miles to the east. Other occupiers on the estate include Screwfix, Toolstation, The Open University and Higgins.

SPECIFICATION

- Detached warehouse manufacturing unit.
- Steel portal frame with brick external elevations.
- Part sub-divided to provide laboratory workspace
- Level loading access to the rear.
- External secure single storey brick built storage buildings.
- 4.25m maximum eaves.
- 5.23m maximum to ridge height.
- Single storey office area, changing rooms and staff welfare area.
- Fully fenced site.

SERVICES

Mains water, drainage, and single and three phase electricity, are believed to be connected to the property.

Drake & Partners have not tested these services and occupiers are advised to make their own enquiries in this regard.

ACCOMMODATION

	SQ FT	SQ M
Office, Ancillary & Laboratory	17,704	1,644.7
External outbuildings & plant room	3,126	286.6
TOTAL	20,830	1,935.1

ASKING TERMS

The property is available to purchase. Alternatively the property could be available by way of a new full repairing and insuring lease. Further details available from agent.

BUSINESS RATES

The property has an adopted Rateable Value of £69,500.

Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate the actual rates payable.

EPC

To be confirmed

VAT

VAT will be payable on the property at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs incurred.

ANTI MONEY LAUNDERING

Where required, prospective purchasers/tenants will be required to provide anti money laundering information.

CONTACT

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