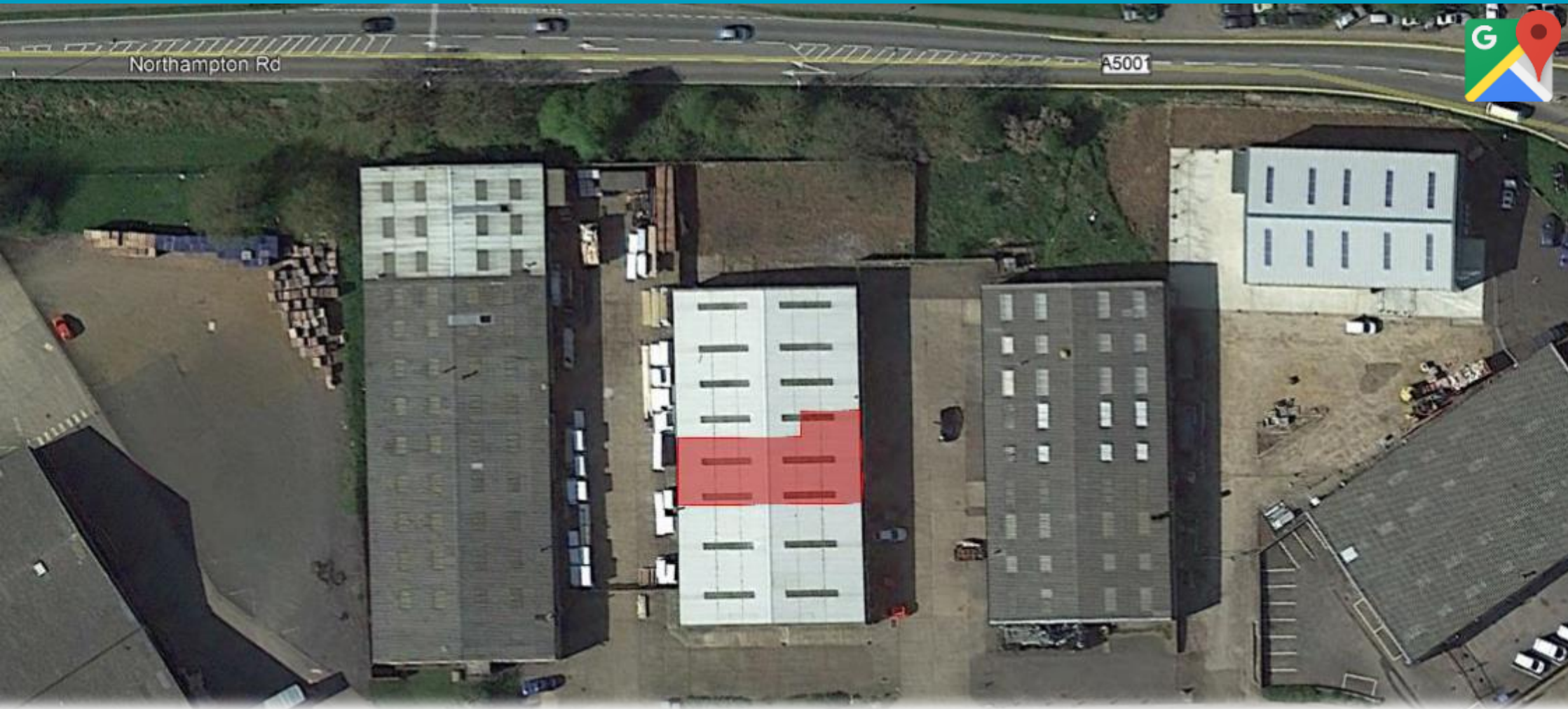


# INDUSTRIAL WAREHOUSE UNIT WITH INTEGRAL OFFICE TO LET

prop-search.com



**UNIT 2C,  
SANDERS LODGE INDUSTRIAL ESTATE,  
RUSHDEN  
NORTHAMPTONSHIRE, NN10 6BQ**

- Industrial warehouse / business unit
- Approx. **3,135 sq. ft** (291.2 sq. m) gross internal area
- Integral office and welfare facilities
- Excellent access to A45 and wider road network

### LOCATION

Rushden occupies a strategic location adjacent to the A45 dual-carriageway within East Northamptonshire, which connects directly with Junction 15, 15A and 16 of the M1 motorway, some 15 miles to the west, and to the A14 (Thrapston - Junction 12) some seven miles to the east.

A mainline Intercity rail service to London St Pancras and Nottingham/Derby is provided at Wellingborough, approximately five miles away.

### ACCOMODATION

The property is a mid-terrace industrial warehouse / production building of portal steel frame under a profile steel roof incorporating roof lights. External elevations are of brick/block construction surmounted by profile sheet steel cladding.

Clear eaves height is approx. 4.4m rising to an apex of 5.4m. The warehouse area is served by a roller shutter loading door measuring approx. 3.17m width x 4.05m height. Internally the unit benefits from male and female WC's as well as a small office. The warehouse is heated by a suspended gas heater.

#### Brief summary of approx. gross internal areas:

Workshop	2,712 sqft (251.9 sqm)
Offices /WC/Reception	423 sqft (39.3 sqm)
<b>Total</b>	<b>3,135 sqft (291.2 sqm)</b>

### TERMS

The property is available to let by way of a new lease, for a term to be agreed at an initial guide rent of £18,000 per annum exclusive. A minimum of 3 months' rent performance deposit will be required in all instances.

### USE

The property is permitted for uses within use classes B1 (c) & B8 of the use classes order 2005 – subject to confirmation from the landlord.

### BUSINESS RATES

Rateable value 2019: £13,000  
Rates payable (p.a) 2019/2020: £6,450 / £2,500\*

\*The property may qualify for small business rates relief subject to tenant's eligibility. Interested parties are advised to make their own enquiries with the Local Authority 01832 742011.

### SINKING FUND

There is potential for a service charge to be levied for the common areas of the Sanders Sodge estate. In order to protect the tenant's interest, there will be a fixed sinking fund charge of £500 per annum to cap the tenant's potential liability/costs should a service charge be levied.

### SERVICES

We understand that mains services are be available to the property including both single and 3-phase electricity, gas, water and drainage.

Prospective occupiers should however note that none of the services have been tested by prop-search.

### EPC

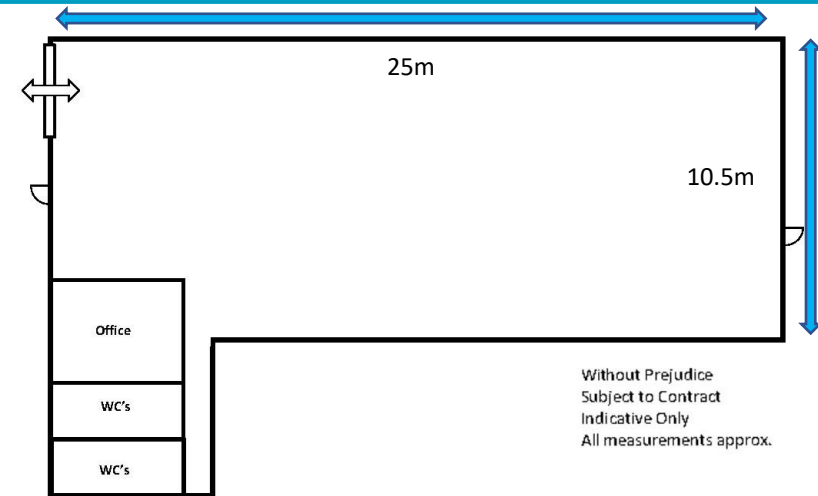
The property has a rating of D (78)

### VAT

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

### LEGAL COSTS

Each party is to bear their own legal costs subject to an undertaking to cover the landlord's abortive costs once draft contracts are raised.



### VIEWING

To view and for further details please contact:

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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