



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'

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
<i>Of which is Mezzanine accommodation</i>	144.14	1,551.52
Total	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:-

William Rose
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 01733 201391

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IMPORTANT NOTICE

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