

FOR SALE:

Industrial/Warehouse Investment Opportunity

19 Sanders Road, Finedon Road Industrial Estate, Wellingborough, Northants NN8 4NL



- 1,814 sq ft (336.49 sq m) industrial/warehouse unit
- Suitable as an investment or future owner-occupation
- Let until December 2027 and income producing
- Guide price of £275,000 – No VAT

LOCATION

Wellingborough is a market town located in North Northamptonshire.

It is an established 'golden triangle' industrial location, strategically located off the A45 providing excellent connectivity to the national motorway network via the M1 Motorway (Junction 15 – 15 miles) and A14 (Junction 8 – 9 miles).

Wellingborough also benefits from a mainline rail station offering an approximate 50-minute service to London St Pancras,

Sanders Road is situated on the Finedon Road Industrial Estate a major commercial and business hub located approximately 1.5 miles north of Wellingborough town centre. Nearby occupiers include Weatherby's, Travis Perkins and Astraseal.

THE PROPERTY

Built of brick under a pitched tiled roof, the property benefits from a entrance reception, office areas and a meeting room. The remaining space is utilised as storage/production/workshop accommodation.

Eaves height to the unit is approximately 2.55m (8'5"). The main production area is served by a roller shutter loading door measuring approximately 3m (9'10") wide and 2.29m (7'9") high.

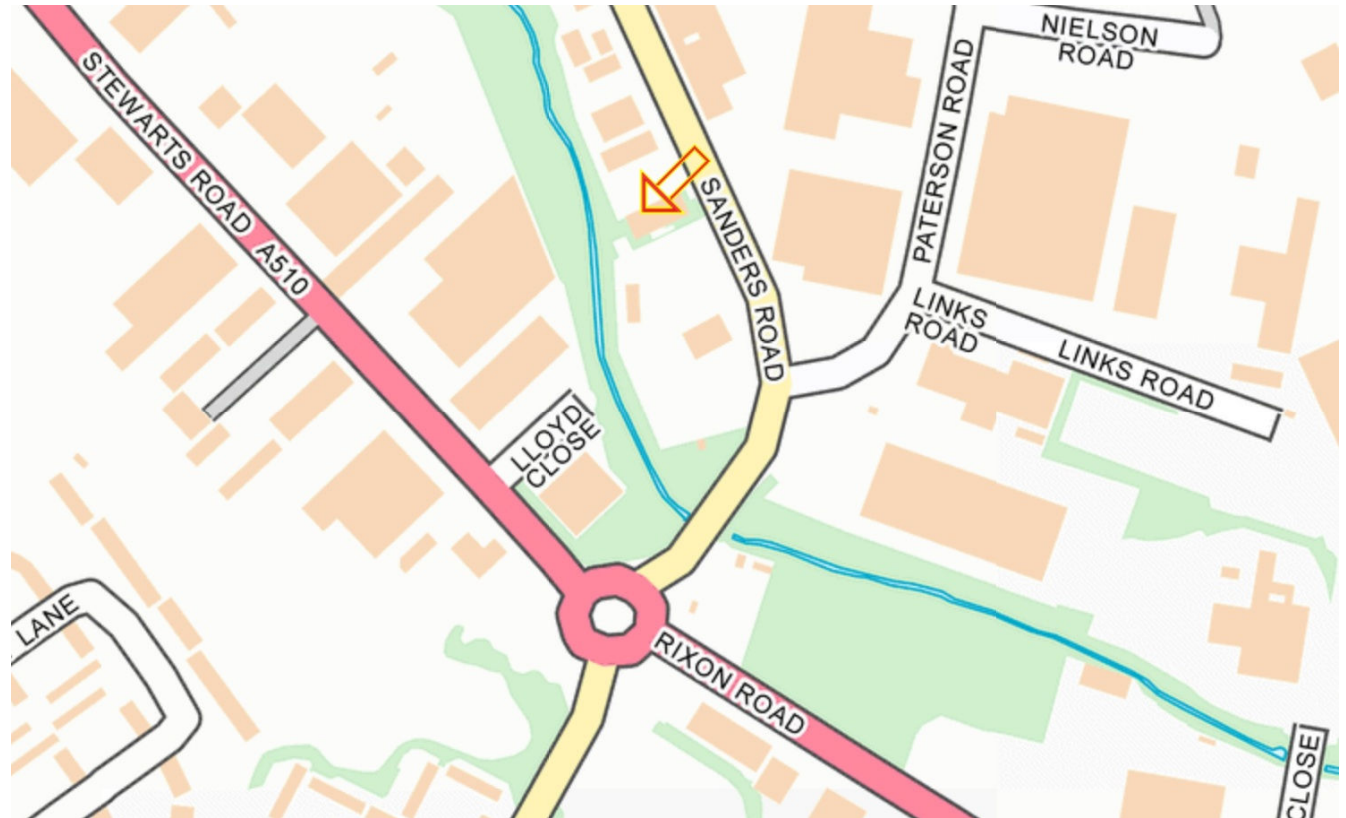
Internally, the unit benefits from LED lighting and is partially heated by wall mounted storage heaters. WC and kitchen facilities are also provided.

Total GIA: 1,814 sq ft (168.6 sq m)

Externally, the property stands on a good sized plot with parking and loading access at the front, and the potential for fencing off the site to create a secure compound.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C (51)



BUSINESS RATES

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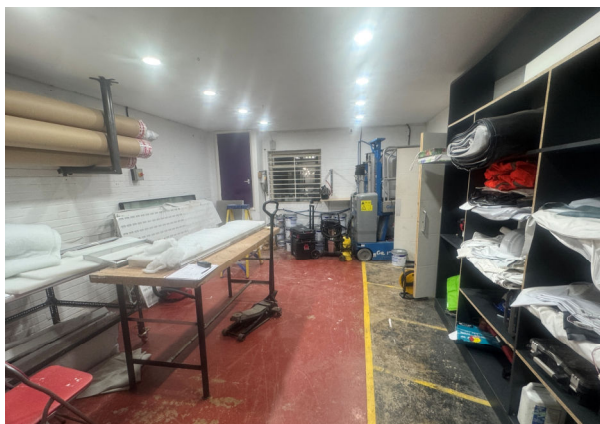
Rateable value

£16,250

Applicants are advised to verify the rating assessment with the Local Authority.

SERVICES

We are advised that mains services are connected to the premises (gas, electricity, water & drainage). None of the services have been tested by the agent.



PROPOSAL

We are instructed to offer our client's freehold interest for sale at a guide price of £275,000. We understand VAT is not payable on the purchase price.

LEGAL COSTS

Each party is to bear their own legal costs.

Note: the purchaser's solicitor is to provide an initial undertaking to cover the vendor's abortive costs which will be retained by the vendor should the purchaser fail to perform – i.e.net result is each party bears their own legal costs upon completion.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

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

VIEWING

To view and for further details please contact:

Samantha Jones

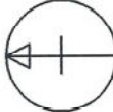
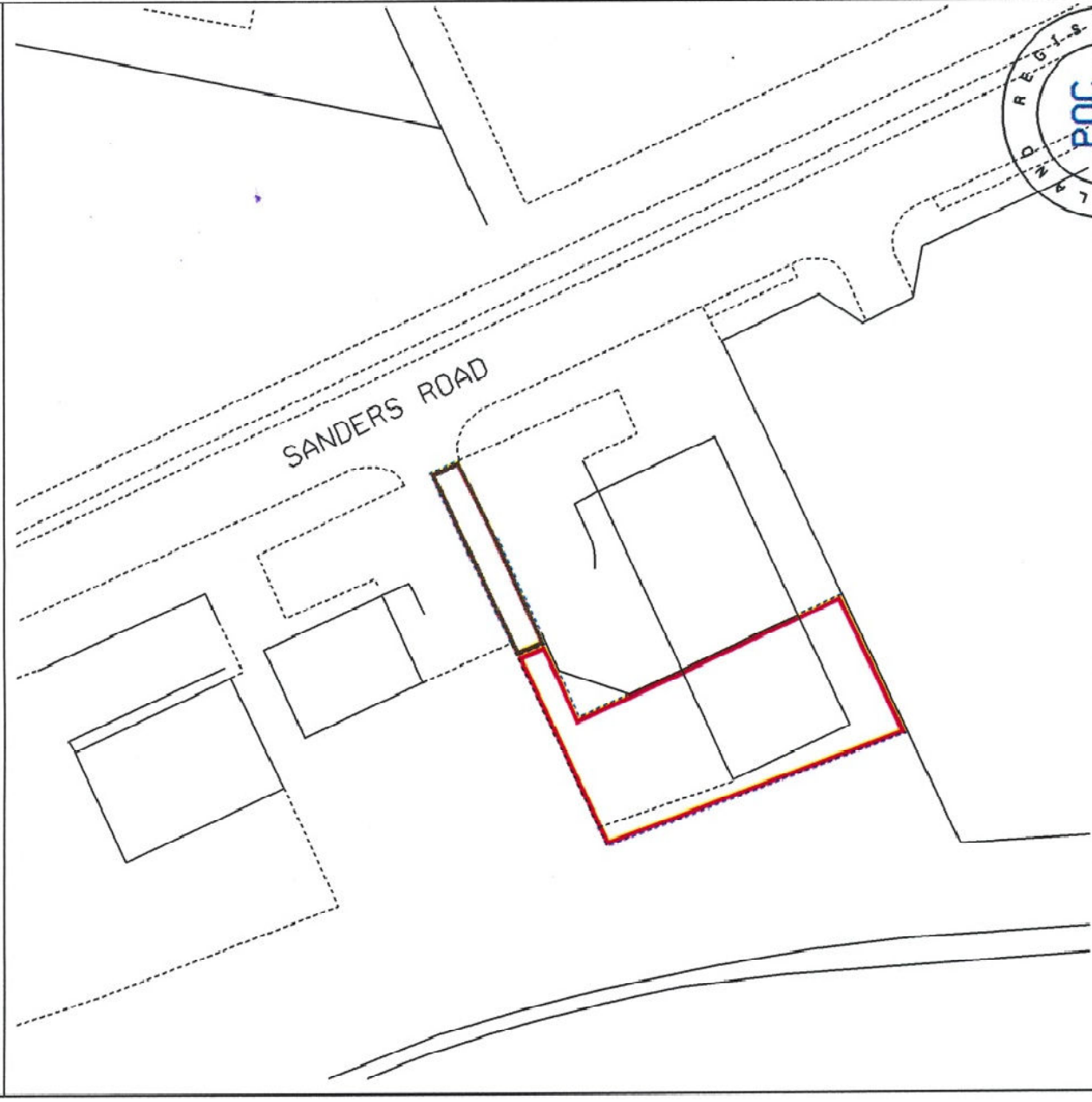
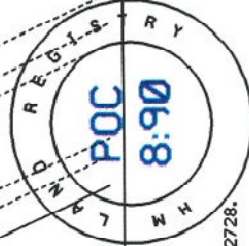
Email: samjones@prop-search.com

Mobile: 07990 547366

TENANCY

Tenant	Lease Term	Rent	Deposit	Repairs
Nevitec Limited	5 years from 23 rd December 2022 The lease is contracted out of the Landlord & Tenant Act 1954.	£17,000 pax Rising to £18,000 pax from 23 rd December 2026	£3,750.00	FRI
Nevitec trades under Company Registration No: 07482611 (incorporated 5 th January 2011) Moderate-Risk credit score (Creditsafe)				



H.M.LAND REGISTRY		TITLE NUMBER NN107581		
ORDNANCE SURVEY PLAN REFERENCE SP8969		SECTION C		SCALE 1/625
ADMINISTRATIVE AREA Northamptonshire : Wellingborough				
The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information 				
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