

# TO LET:

## Modern Offices in HQ Style Building

Swell Road, Wellingborough, Northamptonshire NN8 6XD



- Modern offices of 7,230 sq ft (671.63 sq m)
- On-site car parking
- May let on a floor by floor basis
- Immediately available on an inclusive rent basis

## LOCATION

Wellingborough lies in the heart of the Midlands, some 13 miles north of Northampton (and the M1) and 8 miles south of Kettering (and the A14). The Borough population is currently approximately 75,600 (2011) and is home to nearly 3,000 businesses. Further expansion of the town is now progressing at 'WEAST' (Wellingborough East,) which will provide for an additional 12,800 new homes and around 3 million sq ft of employment.

Park Farm is Wellingborough's premier business park, home to businesses such as DHL, Booker, Cummins Diesel and Nimlok.

## THE PROPERTY

The subject premises comprise two-storey offices which form part of a purpose-built, secure warehouse HQ facility occupied by BCW Engineering.

The offices have the benefit of a separate barriered access from Sywell Road, with a linear tarmac surfaced parking area for some 33 vehicles.

## ACCOMMODATION

Both floors provide for a mix of open plan and cellular office accommodation, with an attractive reception area overlooking a courtyard garden. Features of the offices include suspended ceilings with inset lighting, raised access flooring with power sockets, surface mounted power sockets, radiator central heating and carpet tiles. There are fitted kitchens and wc facilities to both floors.

We have measured the property and calculate that it comprises the following Net Internal Areas (NIA):-

Description	Sq M	Sq Ft
Ground Floor (incorp reception)	346.78 sq m (52.78 sq m)	3,733 sq ft (568 sq ft)
First Floor	324.85sq m	3,497 sq ft
<b>TOTAL</b>	<b>671.63 sq m</b>	<b>7,230 sq ft</b>



## TERMS

The offices are available on a new internal repairing sub-lease, for a term to be agreed. Any lease with be outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The quoting rent is £108,450 per annum to be **inclusive** of business rates, heating, lighting, water rates and buildings insurance (tenant to be responsible for their own telecoms and insurances).

**May let on a floor by floor basis with the reception to become a shared area.**

All figures quoted are exclusive of any VAT that the landlord has a duty to impose.

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (71)

**VIEWING** To view and for further details please contact:

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