

FOR SALE - £1.975m + VAT

Prominent Detached Factory / Development Site

75-77 Denington Road, Wellingborough, Northants NN8 2RN



- Circa 51,000 sq ft on 2 acres
- Very Prominent Location overlooking main A45
- Adjacent occupiers include, retail / trade uses
- Re-Development Potential (stp)
- Established Location / excellent Road Network
- Consideration may be given to splitting site

LOCATION

Northamptonshire is one of England's fastest growing centres and is the strategic location for many national organisations as their central hub for business. The region has excellent rail and road communications, with road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North as well as half-hourly train services to London St Pancras International Station

The property occupies a very prominent and strategic position on the corner of Denington Rd and Turnells Mill Lane and overlooking the main A45 dual carriageway. Nearby occupiers include Huws Gray, Cosby Composites, KFC, Tesco and Whitworths

THE PROPERTY

The property is a detached industrial warehouse/production building of portal steel frame with pitch roofs incorporating GRP roof lights, offering two 'halves' – one to the front, one to the rear. Internally there are some built-in labs/offices. There is an additional detached workshop/production unit.

Clear eaves height is between approx 3.6m and 3.9m (different in each part of the factory area) rising to a maximum apex of 7.6m. It has multiple large roller shutter loading doors.

It has two semi-detached office / laboratory areas, one close to the west boundary and one to the south. Both are two-storey with monopitch roofs

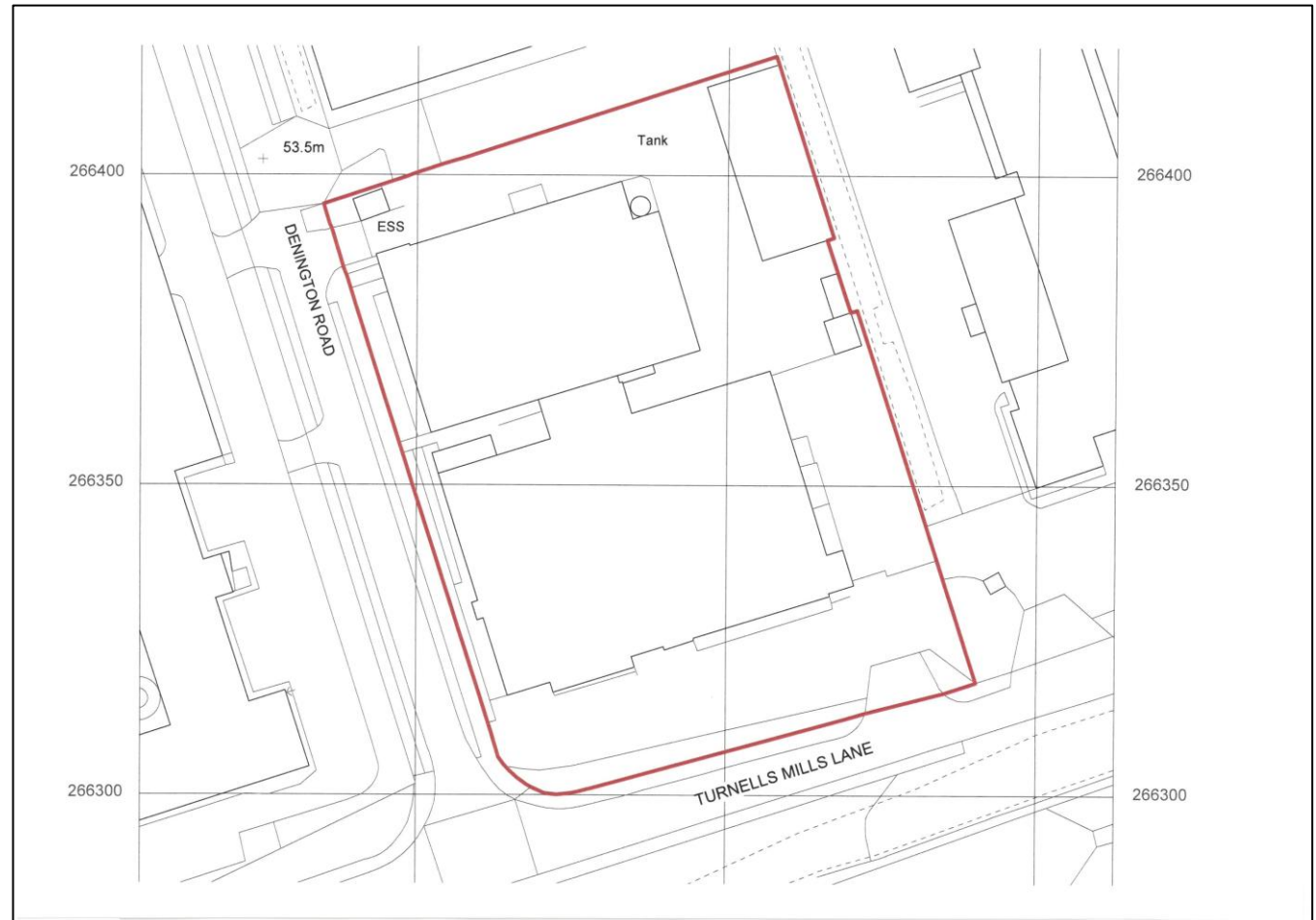
Externally, there is extensive staff parking and loading on tarmac and concrete yard areas.

Brief summary of approximate gross internal areas:

Factory / Warehouse areas	41,177 sq ft (3,825 sq m)
Offices	9,915 sq ft (921 sq m)

Gross internal area **51,092 sq ft (4,746 sq m)**

Site area – approx. 2.0 acres (0.81 ha)



ENERGY PERFORMANCE CERTIFICATE

TBC

BUSINESS RATES

Rateable value £133,000 (approx / tbc)
Rates Payable 2024/25: £68,000 pa (approx / tbc)

Applicants should address any further queries via the Local Authority (North Northamptonshire) Rating Office - Telephone 0300 126 3000

SERVICES

We are advised that mains services are connected to the premises. Non have been tested by the agent.

TENURE

The property is being offered For Sale or To Let. Terms on application

All figures quoted are exclusive of VAT which is charged at the prevailing rates.

TERMS

The property is available by way of a freehold sale with a guide initial quoting price of £1.975m + VAT

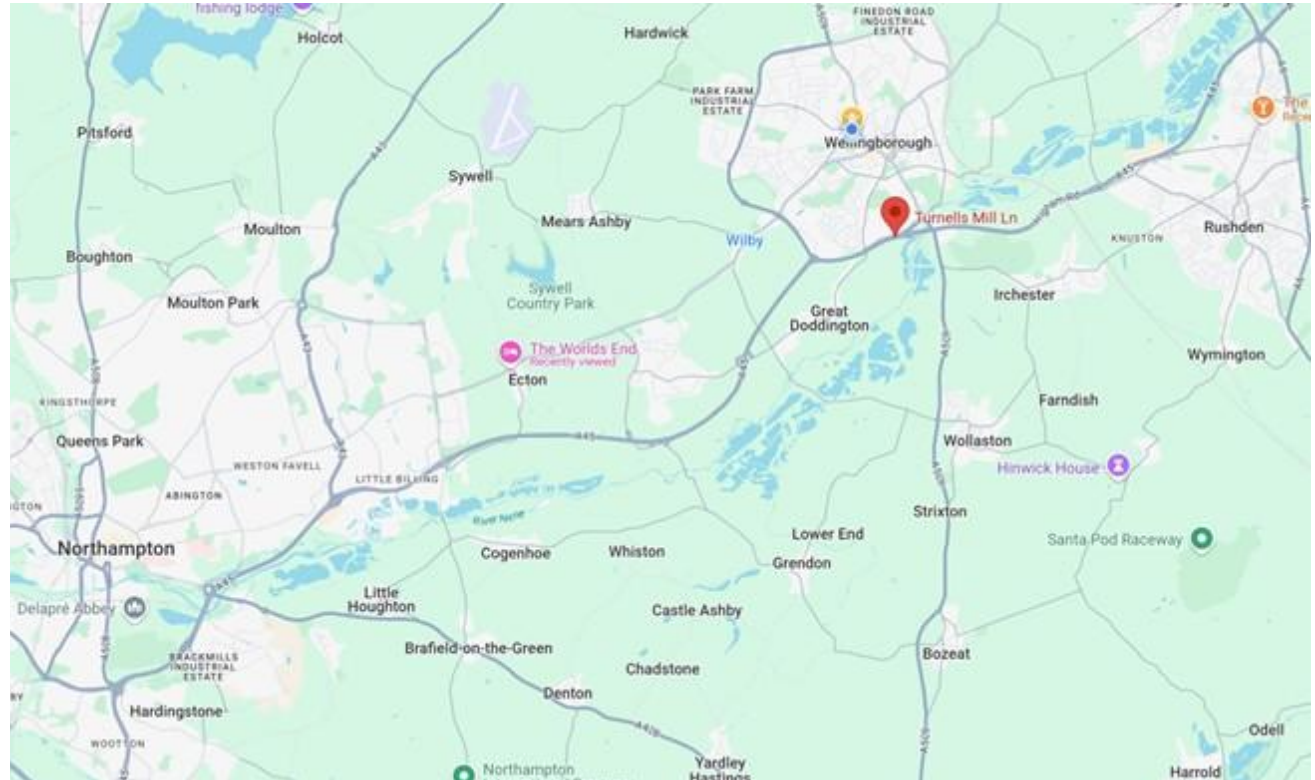
Consideration may be given to splitting the site into two lots

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, Anti Money Laundering checks will need to be undertaken on either a freehold purchase or lease.

LEGAL COSTS

Each party is to bear their own legal costs subject to a capped undertaking of £5,000 + VAT to cover the vendor's reasonable abortive costs should a prospective purchaser withdraw once heads of terms are agreed and solicitors



VIEWING To view and for further details please contact:

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AWARD WINNING
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