

TO LET/ MAY SELL:

Lock-Up Industrial/Office Premises with Yard

15 Grant Road, Wellingborough, Northamptonshire NN8 1ES



- Workshop Area of 517 sq ft with Offices of 335 sq ft
- Secure Yard Area / Good internal condition
- Available to let on a new lease - £13,000 pax
- Freehold guide price is available on application

LOCATION

Wellingborough occupies a strategic location adjacent to the A45 dual carriageway which connects directly with Junctions 15, 15A and 16 of the M1 motorway, some 10 miles to the west, and to the A14 J9 approximately six miles to the north.

The property is located on Grant Road in Wellingborough, a predominately residential area close to the town centre. The road offers unrestricted on-road car parking.

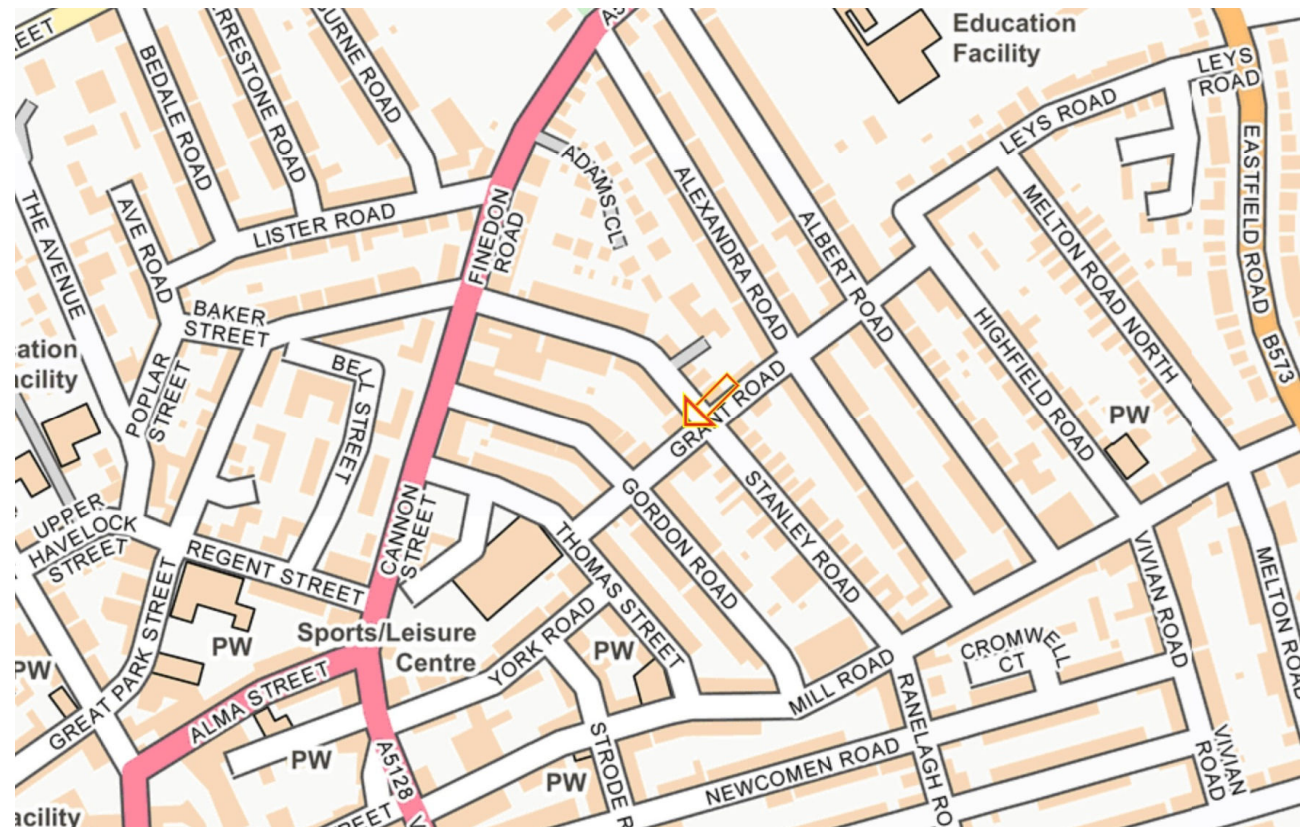
THE PROPERTY

The property comprises a single storey commercial building of two main parts – an office element and a workshop.

Externally there is a block paved yard offering off-road parking storage. The yard has a gated entrance which leads directly onto Grant Road.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E (125)



ACCOMMODATION

The workshop is of solid brick/block wall construction under a pitch roof with steel trusses and internal timber lining. The workshop has a large double opening loading door, concrete floors and benefits from its own WC/wash facility and store.

The offices are semi-detached and of modern construction with cavity brick block elevations and are under a monopitch felt roof. Internally there is a small lobby which leads to two office areas and then a small kitchen and WC/wash facility. The offices are carpeted and also benefit from access raised floors, ample electrical sockets, UPVC windows with window blinds and wall mounted electric storage heaters.

We have measured the property on a Gross Internal Basis.

Description	Sq M	Sq Ft
Workshop/Store/WC	48.00 sq m	517 sq ft
Offices/Kitchen/WC	31.18 sq m	335 sq ft
TOTAL	79.18 sq m	852 sq ft

Externally, the yard measures 36.8 sq m / 396 sq ft.

BUSINESS RATES

Rateable value £ to be assessed.

*** In line with current Government legislation, if occupied by a business as their sole commercial property, we believe they will pay no rates.**

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

TENURE

Leasehold: The property is being offered to let on a new internal repairing & insuring lease, for a term of not less than three years. Any lease will be outside of the security and compensation provisions of the Landlord & Tenant Act 1954. The quoting rent is £13,000 per annum exclusive.

Freehold: Guide price available on request.

All figures quoted are exclusive of any VAT which the landlord has a duty to charge.

DEPOSIT

In all cases the landlord will require a minimum three month rent deposit as security for the period of the lease.

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged at cost to the tenant.

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage).



LEGAL COSTS

Each party is to bear their own legal costs.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required may include corporate structure and ownership details; identification and verification of ultimate beneficial owners; satisfactory proof of the source of funds for the buyers, funders, lessees.

VIEWING

To view and for further details please contact:

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