

FOR SALE/MAY LET

**Prominent Modern Building.
Undergoing Refurbishment and Division.
Each Unit Approximately 4,200 sq ft (385 sq m).
Good Circulation Space and Parking.
Suitable B1/B8 Use.
Each Unit Available Freehold/Might Let.**

15 – 16 BRIDLE CLOSE, (OFF STEWARTS ROAD), FINEDON ROAD INDUSTRIAL ESTATE, WELLINGBOROUGH, NN8 4RJ

Location

The Finedon Road Industrial Estate is about 2 miles north east of Wellingborough Town Centre. The subject properties are close to Park Farm and situated just off the northern ring road accessible to A509 (Kettering), A45 (Northampton M1 and A14). Wellingborough's railway station links to Bedford and London (St. Pancras) and Leicester, Derby, Nottingham and Sheffield.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=489650&Y=269799&A=Y&Z=115>

Description

The building is thought to have been built in the late 1980's and retains a modern appearance with full height glazed frontages. Built of steel portal frame construction with brickwork and steel profile roof and an eaves height of approximately 18 ft.

Presently undergoing a programme of development and refurbishment the two semi-detached units will each comprise approximately 4,200 sq ft (385 sq m) with kitchen and toilet facilities, plus external circulation space and parking.

Services

It is believed that mains services are available although interested parties should satisfy themselves as to suitability.

Rates

To be re-assessed. Combined Business Rates department 01933 231604.

Terms

The properties are offered FOR SALE on a FREEHOLD basis or may be available TO LET on terms to be negotiated.

Costs

To be agreed.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

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