

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
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NENE COURT

UNIQUE • LOCAL • 100% INDEPENDENT



A LOCAL SHOPPING EXPERIENCE
WITH UNIQUE, INDEPENDENT
SHOPS, CAFÉS & BUSINESSES

Nene Court, The Embankment, Wellingborough Northants NN8 1LD

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Location

Nene Court is located approximately 1 mile to the south east of Wellingborough town centre and within walking distance of Wellingborough mainline train station. Situated to the east of The Embankment, Nene Court is also within easy reach of the A45 giving access to the A14 and J15 of the M1 motorway.



Description

At Nene Court there is a variety of sized units ranging from 280 sq ft up to 1,348 sq ft, all benefitting from on-site car parking for tenants and customers.

A range of 6 new units is currently being developed which will offer units ranging from 671 sq ft up to 1,348 sq ft. Each will benefit from high ceilings which could accommodate a mezzanine floor, external charcoal grey cladding, glazed retail frontages incorporating a glazed door, plastered walls, air conditioning, LED lighting and disabled WC.

Availability

The anticipated timescale is October 2023.

Rating Details

Awaiting assessment.

Further enquiries should be directed to the local Rating Authority for Wellingborough, North Northamptonshire Council (tel: 0300 126 300).

Terms

Each unit is available on a new lease for a term to be agreed.

Rentals available on request.

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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.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

Disclaimer

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
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