

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

**PARKWELL LOCAL CENTRE • IRTHLINGBOROUGH  
ROAD • FINEDON NORTHAMPTONSHIRE • NN9 5EH**

**REDUCED RENT**



**TO LET**

- **New local centre development**
- **Unit 1 let to Tesco**
- **Units 1A & 3 are available on new leases at reduced rents**
- **New development of 4 retail units – planning approved (A1 / A2 / A3 / A5)**
- **2 retail units of circa 1,000 sq ft each – available individually or combined**
- **Very prominent road frontage to A6**

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#### Location

The site is prominently located in the centre of Finedon, amongst a densely populated residential area, fronting the A6. The location benefits from good road communications with the A6 leading to Bedford in the south and Leicester in the north, and the A45 dual-carriageway providing access to Northampton and the motorway network beyond with Junctions 15 and 15a approximately 14 miles distant. The A14 (Junction 10) is approximately seven miles to the east.

#### Description

The consented scheme comprises the re-development of an extremely prominent brownfield site, fronting the A6, linking the A45 at Rushden to the A14 at Kettering, through Finedon.

The development itself provides for a self-contained and serviced 3,500 sq ft (GF) Convenience Food Store pre-let to Tesco and three associated retail units of circa 1,000 sq ft each.

Each unit is constructed to a shell finish with plate glass display windows, security shutters, and wc facilities. Shared car spring facilities within the development for tenants and customers.

#### Approximate floor areas

Unit 1A	950 sq ft / 88 sq m
Unit 3	1,003 sq ft / 94 sq m

#### Services

Mains water and electricity.

#### Rating Details

TBA

Further enquiries should be directed to the local Rating Authority for North Northamptonshire

#### Terms

Each unit is available on a new lease for a term to be agreed. Rentals 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 1<sup>st</sup> 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](http://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  
57A St Giles Street  
Northampton NN1 1JF

Telephone: 01604 629988  
E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Robin Ungemuth

#### Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (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;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property:

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