Phone 01604 629988 • **Fax** 01604 626247 • **Email** enquiries@abbeyross.co.uk
- **Website** www.abbeyross.co.uk

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, all benefitting from on-site car parking for tenants and customers.

Current Availability

Please contact the Agents for details of units currently available.

Terms

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

Rentals available on request.

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.

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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
57A St Giles Street
Northampton NN1 1JF

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

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