

UNIT 2 EXPRESS PARK

Rushden Northamptonshire NN10 6GL

Modern Industrial Unit TO LET

48,087 sq ft (4,467.28 sq m)

REFURBISHMENT COMMENCED - PROPOSED COMPLETION MID JULY 2024



Established Distribution
Warehouse Location



Immediate
Access to A45



30m Deep
Secure Yard

Express Park is an established distribution warehouse location within close proximity to A45 dual carriageway.

The property comprises a detached industrial unit which is being refurbished to provide the following specification:

- Steel portal frame construction
- 7.1m eaves height
- 8.8m apex height
- Warehouse heating and lighting
- 2 level access loading doors
- Fully fitted offices
- 30m deep secure yard
- Ample car parking



ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	43,598	4,050.25
OFFICE	4,489	417.03
TOTAL (GIA)	48,087	4,467.28

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

DISTANCES



A45	Immediate
A14	7 miles
Rushden	1.5 miles
Wellingborough	5 miles
Bedford	13 miles
Northampton	15 miles

RATEABLE VALUE

Current: £248,000.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

SERVICE CHARGE

The service charge for the unit is £7,520 per annum. Further information available on application.

EPC

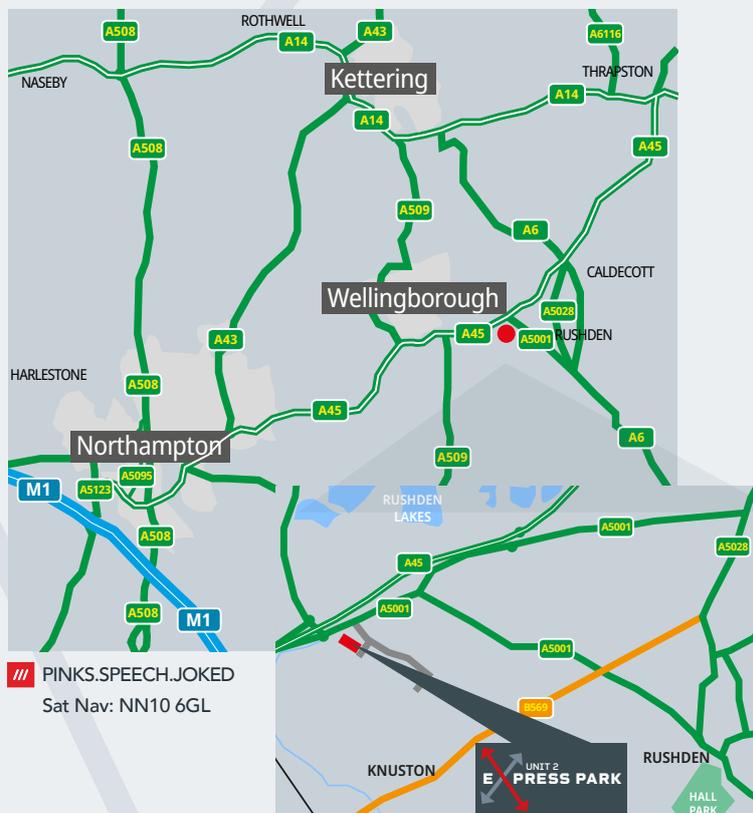
To be assessed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All rents, prices, etc are exclusive of VAT at the prevailing rate unless specifically advised to the contrary.



PINKS.SPEECH.JOKED
Sat Nav: NN10 6GL

VIEWING

For further information or to view contact:

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