Park Farm Industrial Estate

Fleming Close Wellingborough NN8 6UF

Warehouse | 9,969 - 12,511 ft²

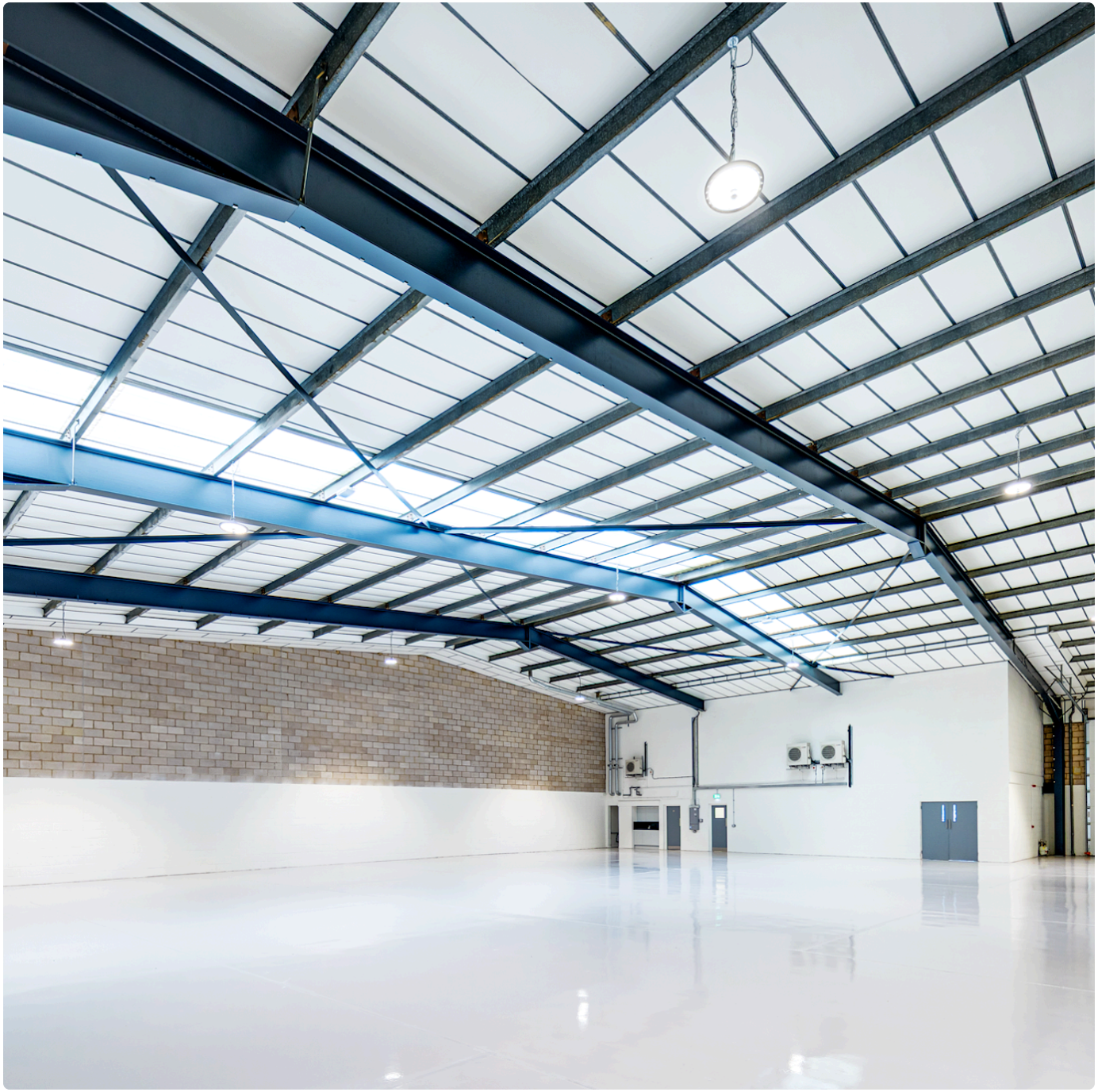
- Eaves height 4.75m
- Large designated loading area
- Three communal car parks
- Ideal location



Location & Connections

The premises are situated on the Park Farm Industrial Estate, which lies approximately 1½ miles north-west of Wellingborough Town Centre and is considered to be the premier estate within the region. The location benefits from good road communications, with the A45 dual carriageway providing access to Northampton and the motorway network beyond, with Junctions 15 and 15a approximately 10 miles distant. The A14 (M1/A1 link road) Junction 9 is approximately 6 miles to the north via the A509. Wellingborough benefits from a main line rail link to London St Pancras International Station with an average journey time of 50 mins. The area has always attracted major distribution and warehouse operators due to its excellent labour supply and extensive road network. Current commercial occupiers on the Park Farm Industrial Estate include Full Support Healthcare, Cummins, Booker and Khrone Instruments.









Description

FULLY REFURBISHED The property comprises a 16 unit industrial estate arranged as two opposing terraces and totalling 9,003 sq m (96,908 sq ft). The units are of a steel portal frame construction with profiled metal clad elevations, with a pitched profiled metal clad roof incorporating translucent roof lights. The warehouse specification includes an eaves height of 5m for units 11 and 14 and all units have one level access loading door. The units have a combination of two storey offices fitted to a good specification some of which have had air conditioning installed by the occupiers. Each unit has a large designated loading area and car parking and in addition, there are three communal car parks in the centre of the estate. Unit 11 with extended yard area is 35m depth

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 11	Warehouse	12,511	Under offer	9,385	D
Unit 14	Warehouse	9,969	Immediately	7,480	B
Total		22,480			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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