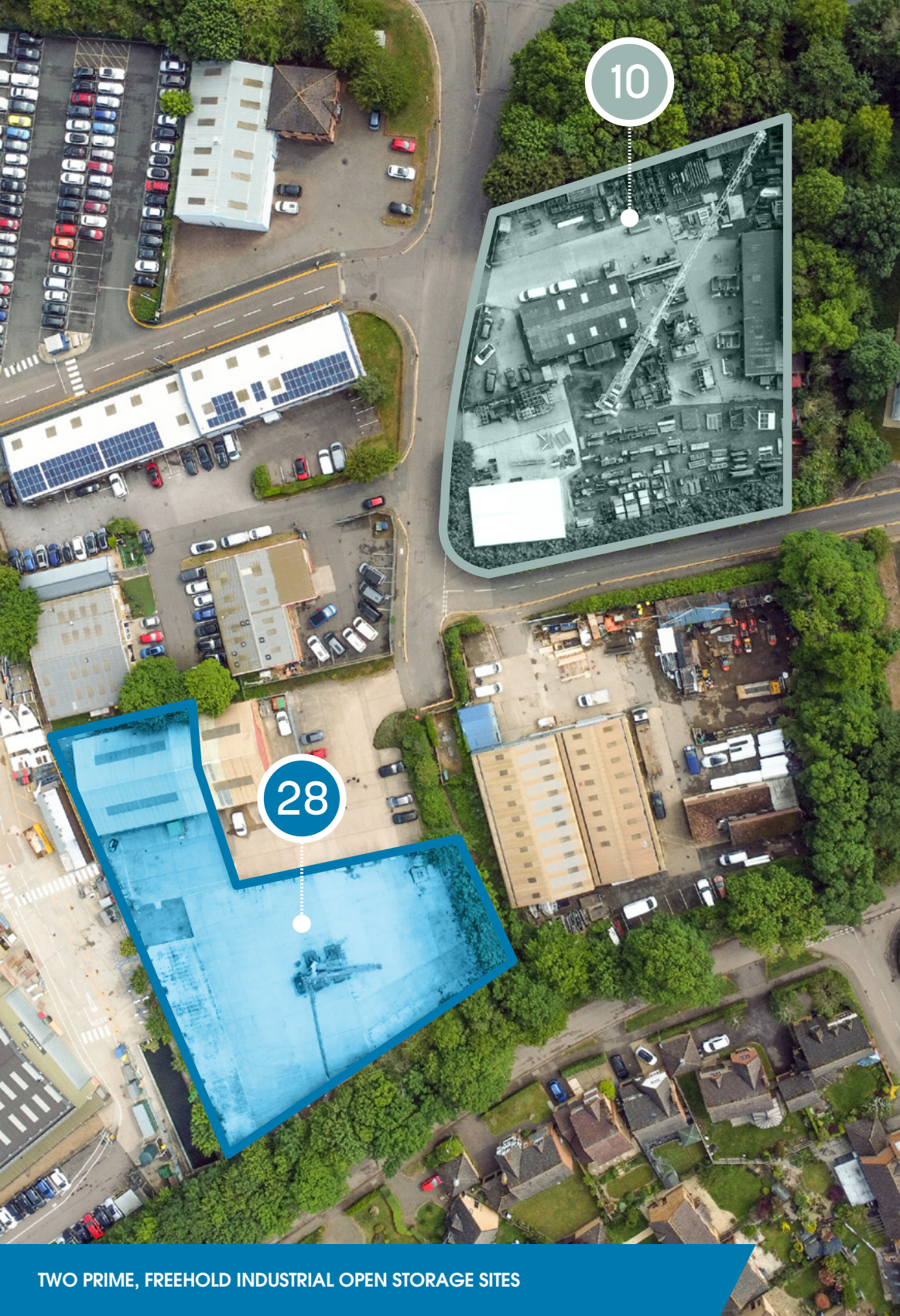


NENE VALLEY BUSINESS PARK

OUNDL PE8 4HN



TWO PRIME, FREEHOLD INDUSTRIAL OPEN STORAGE SITES



SUMMARY

- **Two freehold sites** with fantastic **open storage** credentials
- Sites are available on both an **individual basis** or as a **package**
- Sites extend to **0.91 and 0.89 acres** respectively with **large areas of hardstanding**
- Available with **vacant possession**
- Both sites benefit from **existing built structures** which provide good areas for **covered storage and warehousing / office accommodation**

PRICING

We are requested to seek offers in excess of **£1,000,000**, subject to contract and exclusive of VAT for **each site**.

Offers will be considered on both an **individual basis** or for **both sites together**.



Oundle Marina Village

Fullpen Fabrications

West Street

Oundle School

Station Road

nvbp
NENE VALLEY BUSINESS PARK

28

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PGR Construction

Giuliano Automotive UK

Fairline Yachts

Poclain Hydraulics

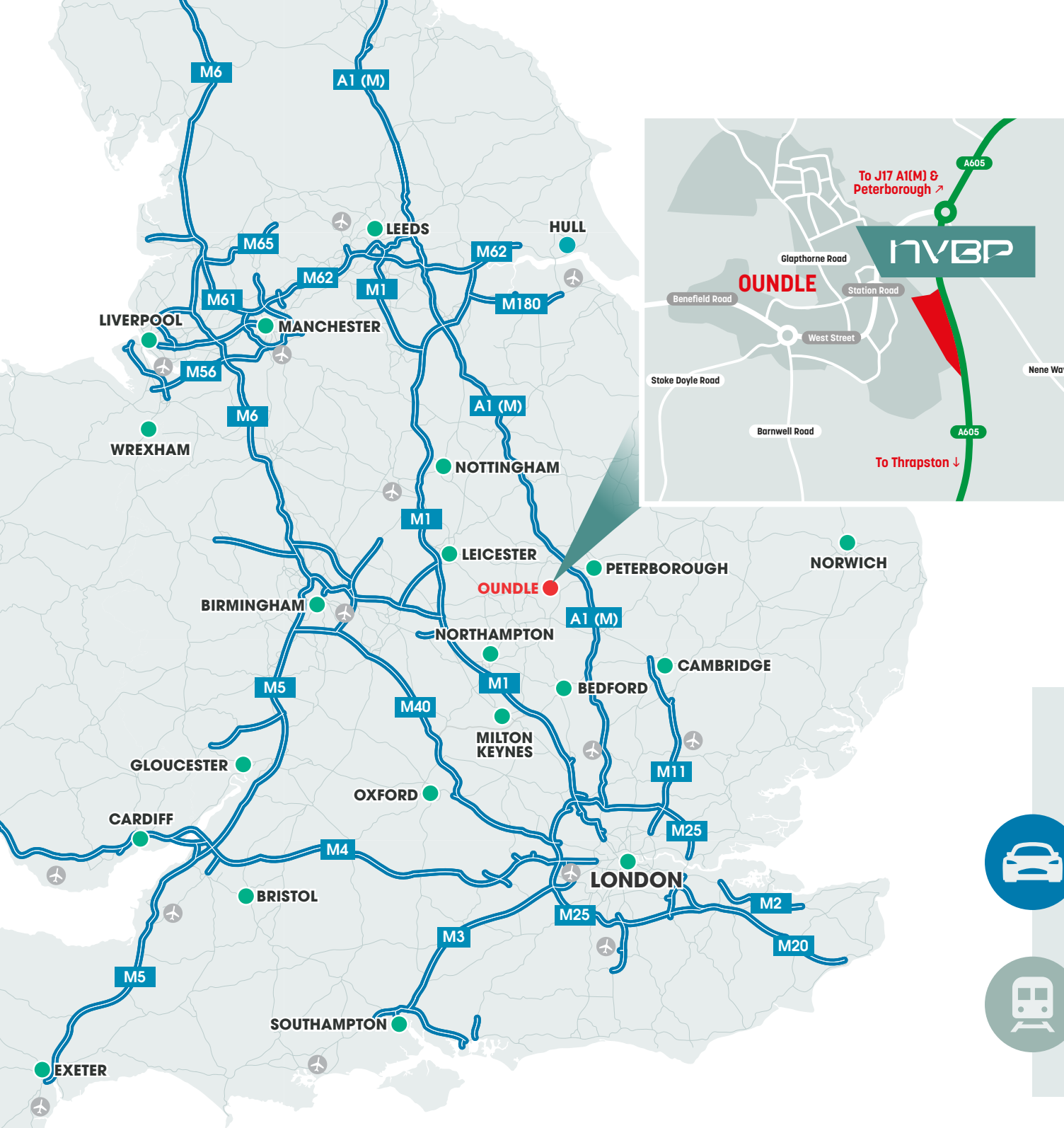
A605

A605

To Peterborough and A1(M) J17 →

← To Thrapston and A14 J13

TWO PRIME, FREEHOLD INDUSTRIAL OPEN STORAGE SITES



LOCATION & SITUATION

Both properties are located in Oundle's premier business location, Nene Valley Business Park. Oundle is located in the north east of Northamptonshire and is home to one of the top public schools in the country in Oundle School.

It is approximately 14 miles to the west of Peterborough which is one of the largest cities within the South East region. It is situated approximately 85 miles north of London, 40 miles north west of Cambridge and 70 miles east of Birmingham.

COMMUNICATIONS

The estate benefits from excellent road communications, being situated immediately off the A605, approximately 7.5 miles west of the A1. The A605 provides convenient access towards Peterborough and onward connections to the A1, A47, A14, M1 and wider national motorway network.

Rail links are available from Peterborough Station, approximately 14 miles to the east, which provides direct services to London King's Cross with journey times of around 45 minutes.



10 NENE VALLEY BUSINESS PARK

The site comprises 3 buildings totalling roughly 6,250 sq ft arranged across a securely, fenced site of 0.91 acres, which represents a very low site cover of 16%. The site itself is surfaced in a mixture of concrete and crushed aggregate. Access is provided from The Old Quarry which in turn is accessed directly from the A605.

The main workshop and office building is situated by the first access point on the north of the site and it benefits from a generous parking area to the front of the building with hardstanding on all sides. Specification includes:

- Portal frame construction with brick and block elevations
- Metal profile sheet cladding on all elevations
- Pitched undersheeted mineral roof with rooflights
- Eaves height of 4.3m
- Access via a roller shutter door to the workshop area
- Two storey office block at the front with associated staff welfare space

There is a further workshop building at the rear of the site which benefits from the following specification:

- Portal frame construction
- Pitched metal decked roof with rooflights
- Eaves height of 4.3m
- Access via five roller shutter door to the workshop area

There is also a semi-permanent, modular building which has an eaves height of 6.25m, three full height roller shutter doors and it also benefits from its own access from the estate road.

All areas are provided on a gross internal basis.

Unit	Floor	Use	Sq Ft (GIA)	Sq M (GIA)
Building 1	First	Office/Ancillary	701	65.11
Building 1	Ground	Office/WCs/Ancillary	701	65.11
Building 1	Ground	Warehouse/Workshop	1,018	94.55
Building 2	Ground	Warehouse/Workshop	2,277	211.50
Building 3	Ground	Warehouse/Workshop	1,583	147.05
Total			6,279	583.32





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28 NENE VALLEY BUSINESS PARK

The site comprises a building totalling roughly 4,400 sq ft arranged across a securely fenced site of 0.89 acres, which represents a very low site cover of 11%. The site itself is surfaced almost entirely in concrete. Access is provided from The Old Quarry which in turn is accessed directly from the A605.

The workshop and office building is situated by the first access point on the north of the site and it benefits from a generous parking area to the front of the building with hardstanding on all sides. Specification includes:

- Portal frame construction with brick and block elevations
- Pitched metal decked roof with rooflights
- Eaves height of 4.3m
- Access via a roller shutter door to the workshop area
- Two storey office block on one side front with associated staff welfare space

All areas are provided on a gross internal basis.

Unit	Floor	Use	Sq Ft (GIA)	Sq M (GIA)
28 NVBP	First	Office/Ancillary	429	39.90
28 NVBP	Ground	Office/WCs/Ancillary	1,897	176.21
28 NVBP	Ground	Warehouse/Workshop	2,062	191.57
Total			4,388	407.68





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TENURE



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NENE VALLEY BUSINESS PARK

The property is held Freehold under title numbers **NN116057** & **NN96721**.

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NENE VALLEY BUSINESS PARK

The property is held Freehold under title numbers **NN148629** & **NN127296**.



VAT

Both sites are elected for VAT and therefore VAT will be applicable to the purchase price.

DATA ROOM

Please contact Tydus Real Estate for access to the data room.

EPC

Available in the data room.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two firms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

We are requested to seek offers in excess of **£1,000,000**, subject to contract and exclusive of VAT for **each site**. Offers will be considered on both an **individual basis** or **for both sites together**.

DISCLAIMER

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