

INDUSTRIAL / WAREHOUSE TO LET

RUSHDEN 300

Shipton Way, Express Business Park, Rushden, NN10 6GL

BNP PARIBAS REAL ESTATE

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FULLY FITTED DISTRIBUTION WAREHOUSE IN PRIME EAST MIDLANDS LOCATION

312,850 SQ FT (29,064.72 SQ M)

DETAILS

DESCRIPTION

RUSHDEN300 lies at the Southern end of Shipton Way, situated adjacent to the A45 on an established business park in the UK's key distribution region. The unit itself is fully fitted, including full height racking consisting of 24,511 pallet positions, sprinklers, LED lighting, CCTV and staff welfare facilities in the warehouse. The above will not only save an occupier considerable time but amount to a cost saving of c.£2.25m.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	312,850	29,064.72	Available
Total	**312,850**	**29,064.72**	

KEY FEATURES

- Fully Racked - 24,511 Pallet Positions
- Sprinklered
- LED Lighting
- CCTV
- 2 Loading Yards
- 11m Eaves
- 17 Dock Doors
- 7 Level Access Doors

OUTGOINGS

- **Rates:**
- **Service charge:** n/a
- **Estate charge:** n/a
- **EPC:** C

LOCATION



Rushden lies 3 miles East of Wellingborough and is located on the A45 dual carriageway in Northamptonshire, the Country's distribution heartland. The A45 dual carriageway links the M1 at Junction 15 to the A14 at Junction 13. Rushden is a key distribution location with occupiers including DHL, Doc Martens/Airwair, Morrisons, Urban Outfitters, ITW Performance Polymers and Spartoo/Rubber Soles.

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