



**25 Paterson Road, Wellingborough
Northamptonshire NN8 4BZ
£399,950 Freehold**

Offered to the open market for sale with no upward chain is this large office block situated in an established Industrial Estate on the North side of Wellingborough with easy access to a number of major road links, as well as close distance to Wellingborough Train Station. Benefitting from 14 separate offices / rooms set over two floors, a kitchen, separate ladies and gents toilets and an abundance of off road parking to the fore of the building. An immediate viewing is advised.

- No Onward Chain
- Large Office Block
- Immediate Viewing Advised
 - Kitchen
 - Good Size Car Park
- Fantastic Location
- Major Road Links & access to Wellingborough Train Station Close By
- 14 Separate Offices / Rooms
- Separate Ladies & Gents Toilets
- Energy Efficiency Rating - D83

Location

Paterson Road is located on Finedon Road Industrial Estate and is located off of Sanders Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - D83

Certificate number - 1766-8823-6370-3365-3979

Business Rates

According to www.gov.uk/find-business-rates - The Rateable Value for these premises is split into two, one covering part of the ground floor, and the other covering the remainder of the ground floor and entire first floor.

Part Ground Floor - £5,700

Remaining Ground Floor & Entire First Floor - £14,500

This is not the amount payable, but this figure is used to calculate your rates bill.

Please contact North Northamptonshire District Council on 01832 742000 for information regarding Business Rates payable.

Legal Costs

Each party are responsible for their own legal costs.

VAT

Is VAT payable on this purchase?

We can confirm that an option to tax has been made therefore VAT will be payable on the purchase price.

Ground Floor

Entrance

Hall

Room 1 10'9" x 15'7" (3.27m x 4.76m)

Minimum measurement, plus window recess.

Room 2 10'1" x 10'10" (3.07m x 3.30m)

Maximum measurement.

Room 3 9'9" x 11'5" (2.97m x 3.47m)

Maximum measurement.

Room 4 17'7" x 13'11" (5.36m x 4.25m)

Maximum measurement.

Room 5

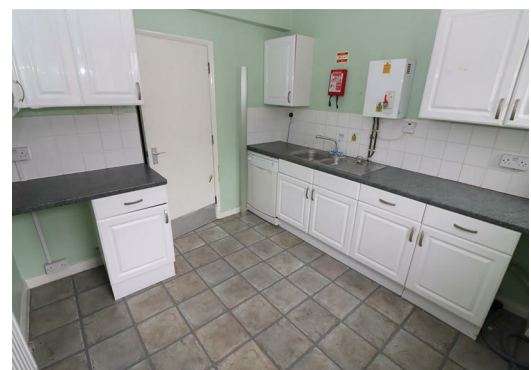
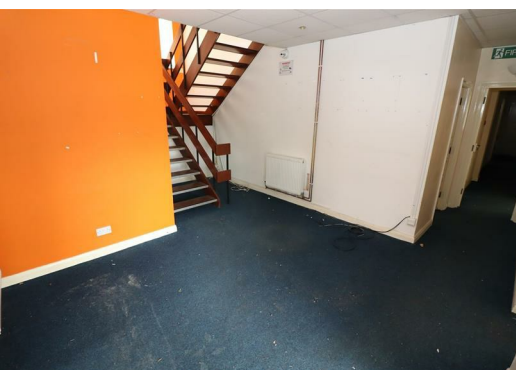
Room 6 9'9" x 9'0" (2.97m x 2.75m)

Room 7 7'6" x 9'0" (2.29m x 2.75m)

Room 8 14'8" x 27'10" (4.47m x 8.48m)

Room 9 14'8" x 13'0" (4.47m x 3.96m)

First Floor



Hall

Gents WC 10'7" x 11'0" (3.23m x 3.36m)

Maximum measurement.
Urinals and toilet cubicle.

Ladies WC 10'2" x 11'0" (3.11m x 3.36m)

Maximum measurement.
Two toilet cubicles.

Kitchen 10'2" x 9'7" (3.11m x 2.91m)

Base and wall units.
Plumbing and space for dishwasher.
1 1/2 bowl stainless steel sink unit.

Room 10 10'2" x 13'11" (3.11m x 4.25m)

Maximum measurement.

Room 11 9'1" x 7'11" (2.76m x 2.42m)

Room 12 21'2" x 13'11" (6.44m x 4.24m)

Maximum measurement.

Room 13 14'8" x 23'10" (4.47m x 7.27m)

Maximum measurement.

Room 14 21'6" x 21'4" (6.55m x 6.50m)

Maximum measurement.

Store 6'6" x 6'8" (1.98m x 2.04m)

Outside

Front

An abundance of gravel car parking across the front of the building, with a small feature boundary wall.

Additional Information

Radiator central heating throughout the majority of the building serviced by gas boiler.
Part air conditioning, serving some of the rooms within the building.

N.B.

All services and appliances have not and will not be tested.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

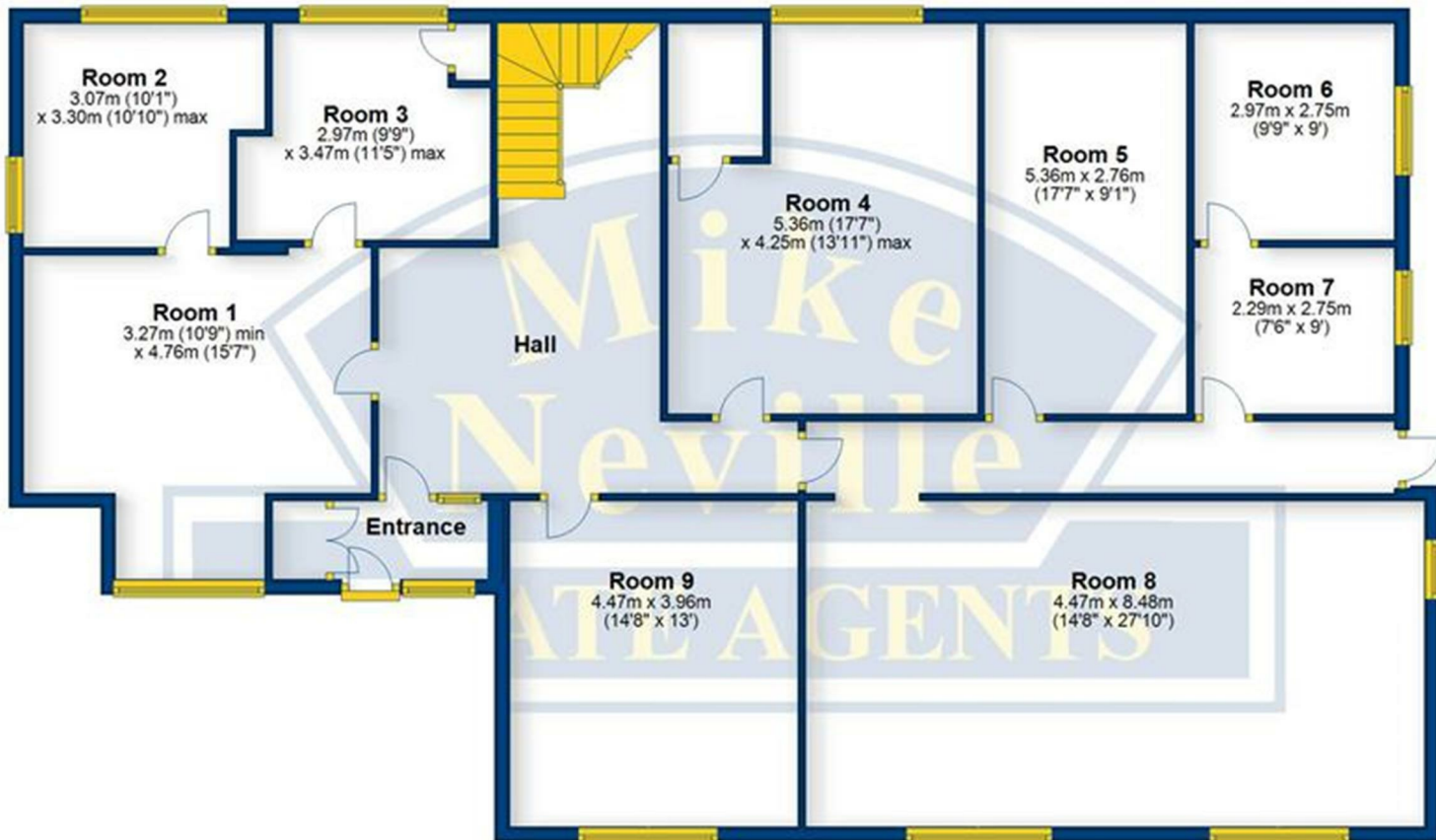
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans



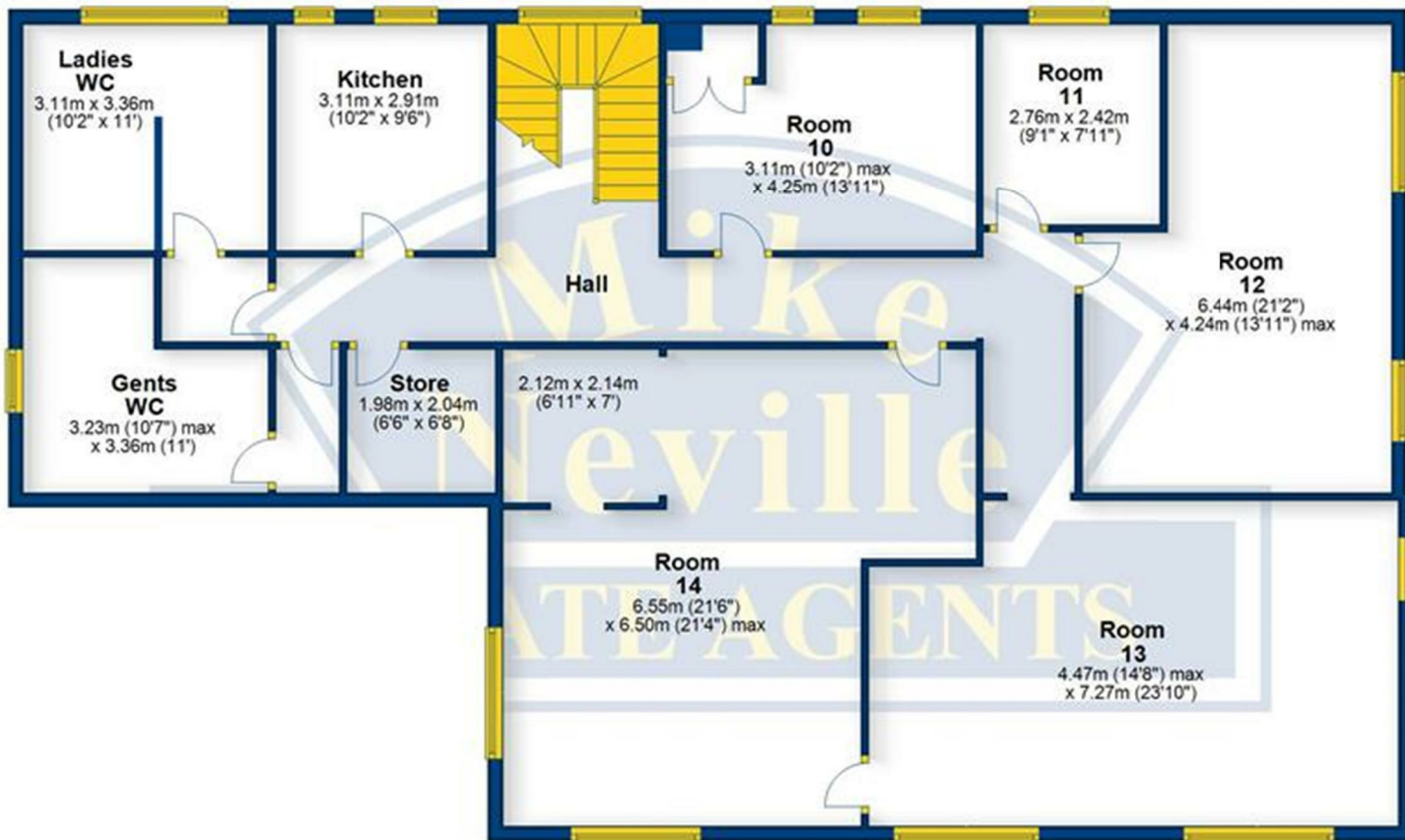
Ground Floor

Approx. 184.4 sq. metres (1984.8 sq. feet)



First Floor

Approx. 177.0 sq. metres (1904.7 sq. feet)



Total area: approx. 361.3 sq. metres (3889.5 sq. feet)



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