

## FOR SALE

**8 SANDERS ROAD  
WELLINGBOROUGH  
FINEDON ROAD INDUSTRIAL ESTATE  
NN8 4NL**

**GROUND FLOOR OFFICE UNIT WITH  
AMPLE CAR PARKING**

### LOCATION

Wellingborough is a well-established commercial centre in the heart of Central England. The Town is approximately 80 miles north of Central London, 65 miles to the Southeast of Birmingham and 15 miles to the North-East of Milton Keynes

Finedon Road industrial estate offers easy access to the ring road and to the A14.

### ACCOMMODATION

The property provides over 936 Sq.Ft. on the ground floor.

### PLANNING

Offices and light industrial use

### TERMS

The property is available for sale freehold.

Guide price: £110,000

### EPC

Available upon request



### AMENITIES

Electric heating, security bars at windows. Kitchen. Surface mounted strip lighting. There are 6-10 car spaces

### RATES

VOA Website shows .....

### VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

### VIEWING

Strictly by prior appointment with the sole agent

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