



**Lambert  
Smith  
Hampton**

**01604 664 366**

# For Sale

## Industrial Property

# Warehouse Unit with Extensive Yard

Unit 16 Bradfield Close, Finedon Road Industrial Estate, Wellingborough, NN8 4RQ



- Total GIA 2,769 Sq Ft (257.25 Sq M)
- Mezzanine 551 Sq Ft (51.18 Sq M)
- Site Area 1.25 Acres (0.51 Ha)
- Secure Gated Yard Access

**Lambert Smith Hampton**

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## Unit 16 Bradfield Close, Finedon Road Industrial Estate, Wellingborough, NN8 4RQ

### Location



The property is located on Bradfield Close, on Finedon Road Industrial Estate. The estate is 2.1 miles to the North of Wellingborough town centre and approximately 5 miles north of the A45 dual carriageway which gives direct access to the M1 Motorway at Junction 15.

The A14 is also in close proximity accessed via the A509, and lies approximately 6 miles from the property.

### Description

A detached industrial unit of steel portal frame construction comprising a warehouse and office with extra storage on a mezzanine level. The warehouse is supplied with three phase power, mains gas, water and drainage.

- Haunch height is 6m and the ridge height is 6.6m
- Warehouse heated by a gas fired warm air blower
- The offices are heated by gas central heating via radiators
- Concertina sliding door to the front (4.38m wide and 4.97m high)
- 8 allocated car spaces
- CCTV security cameras internally and externally
- Site area 1.24 acres (0.51 ha)

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th edition). The building is situated on a site of 1.25 acres (0.51 ha) and has the following gross internal floor area (GIA):

Floor Areas	Sq Ft	Sq M
Main Warehouse	1,667	154.89
GF Ancillary	551	51.18
Mezzanine	551	51.18
Total GIA	2,769	257.25

### VAT

All quoting prices, rents and premiums etc. are quoted exclusive of VAT at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Business Rates

We have accessed the Valuation Office website and have determined that the property has the following assessment: RV - £22,000.

### Terms

The premises are available by way of the sale of the freehold interest. Possession is available from April 2019 (maybe sooner).

### Services

Lambert Smith Hampton have not tested any of the services. Applicants must satisfy themselves in this regard.

### Energy Performance Certificate

The EPC Rating for this property is D-82. A copy of the EPC Certificate is available upon request.

### Price

On application.

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**James Hill**  
Lambert Smith Hampton  
**01604 664383**  
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