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Eddisons

Incorporating Budworth Hardcastle

INDUSTRIAL /WAREHOUSE - FOR SALE



BARON COURT, SALLOW ROAD, WELDON NORTH, CORBY, NORTHANTS, NN17 5JX

Price: Offers in the region of £2.8m

Size: 43,033 sq ft (3,998.01 sq m)

- Detached building on secure fenced and gated site. Additional 1.045 acres (0.423 ha) available by separate negotiation. Further mezzanine floor and office 2,215 sq.ft. (205.78 sqm).
- Large single and three phase electricity supply.
- Eaves height 4.9m clear, 6.25m full, apex 6.5m.

LOCATION

The property is located off Sallow Road close to the junction to Steel Road being one of the major arterial roads of the Corby industrial area.

Road communications to the area are excellent and the premises has good access to the A43 that has dual carriageway access all the way to J7 of the A14 to the southwest and links to the A6116 to the southeast leading to J12 of the A14 and the A43 also leading northeast to Peterborough.

The A14 dual carriageway is the principal east to west arterial road in the Midlands linking the M1/M6 interchange to the west to the A1/M11 to the east at Huntingdon and onwards to the east coast ports of Felixstowe and Harwich.

What3words – rejoin.takeovers.sneezed

DESCRIPTION

The property is a detached industrial warehouse building of approximately 43,033 sq.ft. (3,998.01 sqm) with a clear span steel portal frame under a pitched asbestos cement roof incorporating translucent rooflights. There are two cavity brick block office blocks to the front elevation and the elevations are a mixture of cavity brick block walls to high level with insulated profile metal cladding above. There is a further portal frame extension to one end, fully clad with metal profile cladding to walls and roof.

Internally there is a further mezzanine floor and small mezzanine office in the production space.

The property is currently fitted out with LED lighting, single and three phase electrics. There is currently a sprinkler system currently fitted but has been de-commissioned.

Externally the site has a fully secured fence with double gates leading on to Sallow Road. There is a good yard to the front of the building and to one end there is further expansion land that can be made available by further negotiation giving a further 1.045 acres (0.423 ha).

SERVICES

We understand that all mains services are connected or available including single and three phase electricity, water, gas and mains drainage.

The agents have not tested any of the available services and any interested parties are advised to make their own investigations.

TENURE

The property is available freehold with vacant possession.

ACCOMMODATION

Main industrial warehouse space: 43,033 sq.ft. (3,998.01 sqm)

Factory mezzanine floor and office: 2,215 sq.ft. (205.78 sqm)

Site area: 2.05 acres (1.012 ha)

Potential expansion land subject to further negotiation. 1.027 acres (0.416 ha).

PLANNING

The property has been principally used for industrial production, packaging and storage of packaging products in line with current B1, B2 and E Use Classes. Any prospective purchaser should establish the validity of their proposed use by contacting the North Northamptonshire planning department on 0300 1263000.

PRICE/RENT

Offers are sought in the region of £2.8m for the main factory and main site freehold interest.

The expansion land is available subject to further negotiation.

VAT

All figures quoted are exclusive of VAT.

RATES

According to the Valuation Office website, this property is currently jointly assessed with neighbouring buildings and so does not have an existing independent assessment.

The Business Rates multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value above £51,000 is 54.6p in the £.

Any prospective purchasers should make their own enquiries to the North Northants Council rating department on 0300 1263000.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the transaction being completed.

LEGAL COSTS

Each party are expected to bear their own legal costs.

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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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EPC

The property has an EPC rating of C/52.

VIEWING

Strictly via the agents Eddisons:

Contact: Gilbert Harvey
Email: Gilbert.Harvey@eddisons.com
Telephone: 07730 416962

Contact: Amanda Lawrence
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Telephone: 07814 739051

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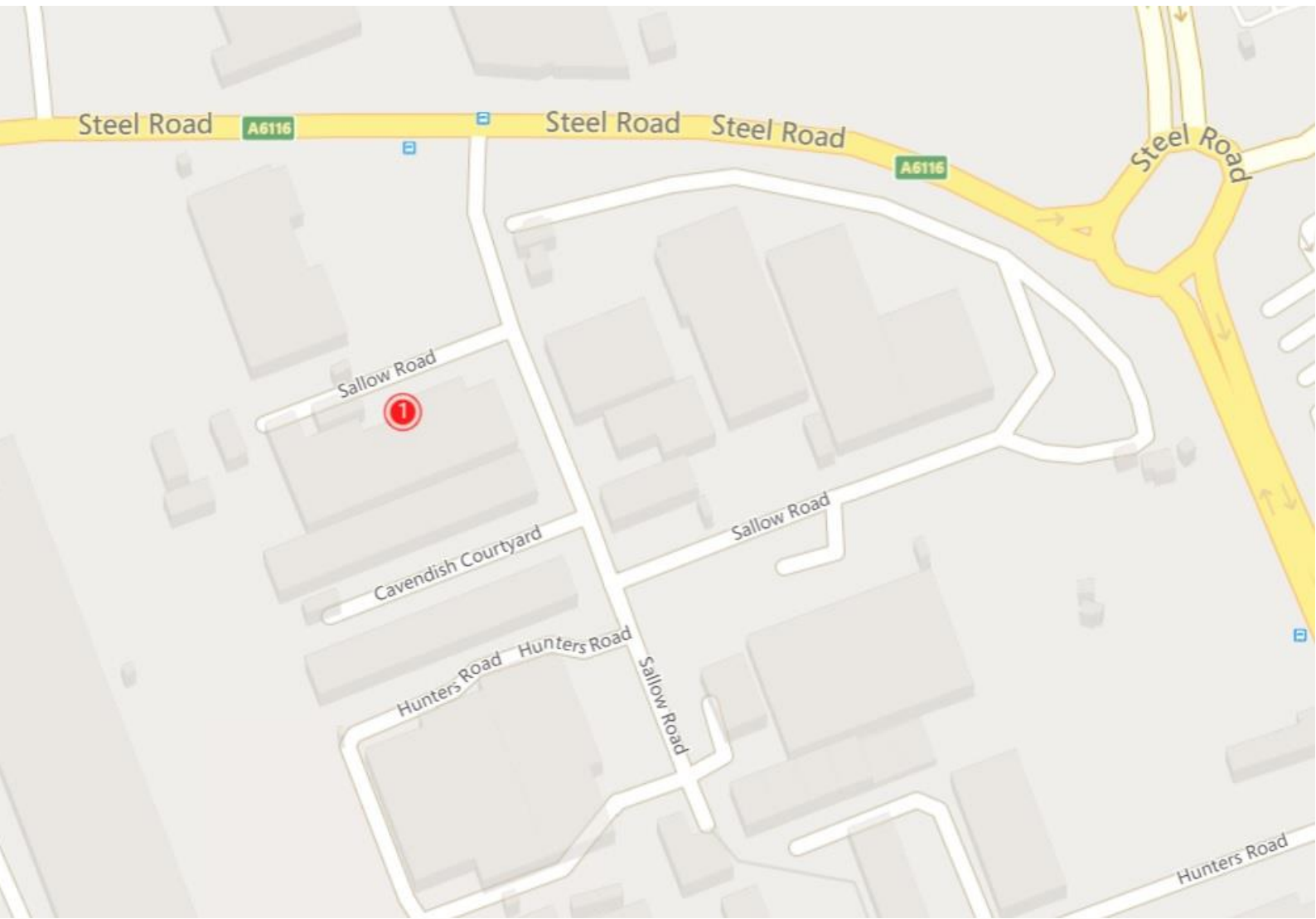
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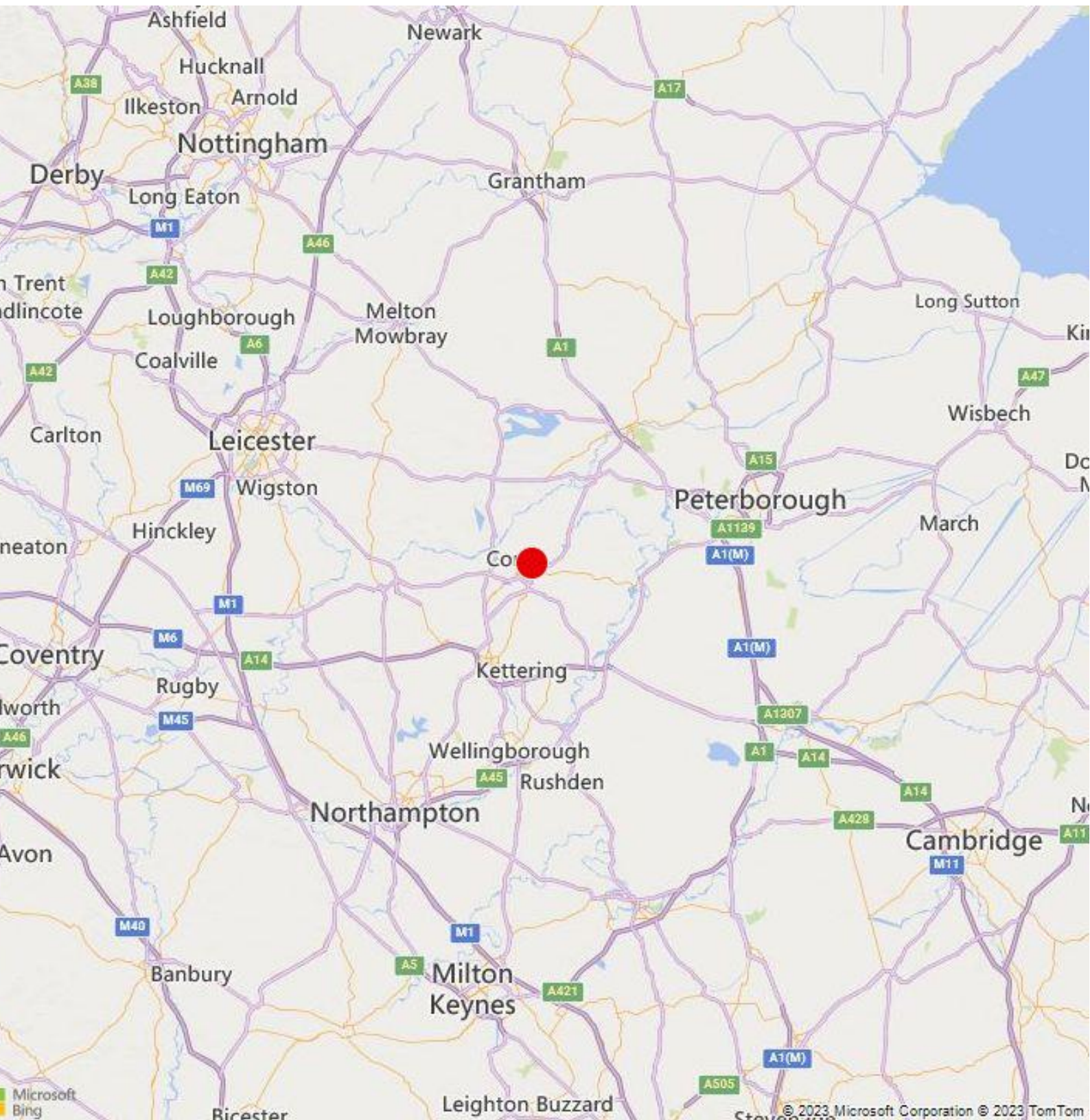
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