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**Eddisons**

Incorporating Budworth Hardcastle

TO LET - INDUSTRIAL/WAREHOUSE UNIT



**12 COTTINGHAM WAY, THRAPSTON, NORTHANTS, NN14 4PL**

**Rent: £23,200 per annum exclusive**

**Size: 308.27 sqm (3,317 sq.ft.)**

- Insulated up and over loading door.
- Ground and first floor offices.
- Dedicated car parking area.

## LOCATION

Cottingham Way is located close to the western extremity of the High Street off Cosy Nook.

This area provides a number of commercial operators.

The location provides easy access to the A14 (A1/M1) link road and to the A605 and A45.

## DESCRIPTION

The property is an end of terrace portal frame industrial / warehouse unit. Externally the property has a brick façade with insulated profile cladding above. There is an up and over roller shutter door giving access into the main warehousing space. Internally the unit is clearspan but has ground and first floor office to the front with ground floor male and female wc's.

To the front of the property there are exclusive car parking spaces.

## ACCOMMODATION

Ground floor: 278.91 sqm (3,001 sq.ft.)  
First floor: 29.36 sqm (316 sq.ft.)

**TOTAL: 308.27 sqm (3,317 sq.ft.)**

## VAT

All figures quoted within these details are exclusive of VAT that is applicable.

## LEASE TERMS

The property is available on a new standard full repairing and insuring lease with a review at the third year of the term. Maximum initial term will be 5 years with a 3 year mutual break option.

A rent of £23,200 per annum exclusive is sought. This is payable quarterly in advance.

## RATES

The current rating assessment for 12 Cottingham Way is £16,500.

This may be reduced slightly as it includes some ground floor external storage area to the rear which will no longer form part of this property.

The small business rate multiplier for 2024-2025 is 49.9p in the £. Any prospective occupier should contact East Northants Council on

01832 742000 to check the amount payable or whether they become a qualifying tenant entitled to small business rates relief.

## TENURE

Leasehold.

## EPC

The current EPC rating is E/120.

## SERVICES

We understand that all mains services are connected to the building including single and three phase electricity, gas, water and mains drainage.

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

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

## LEGAL COSTS

The ingoing tenant is expected to bear the proper and reasonable legal costs incurred in the preparation of the lease and counterpart.

## VIEWING

Strictly via the agents: Eddisons

Mark Budworth

Email: [Mark.Budworth@eddisons.com](mailto:Mark.Budworth@eddisons.com)

Mobile: 07730 416960

Amanda Lawrence

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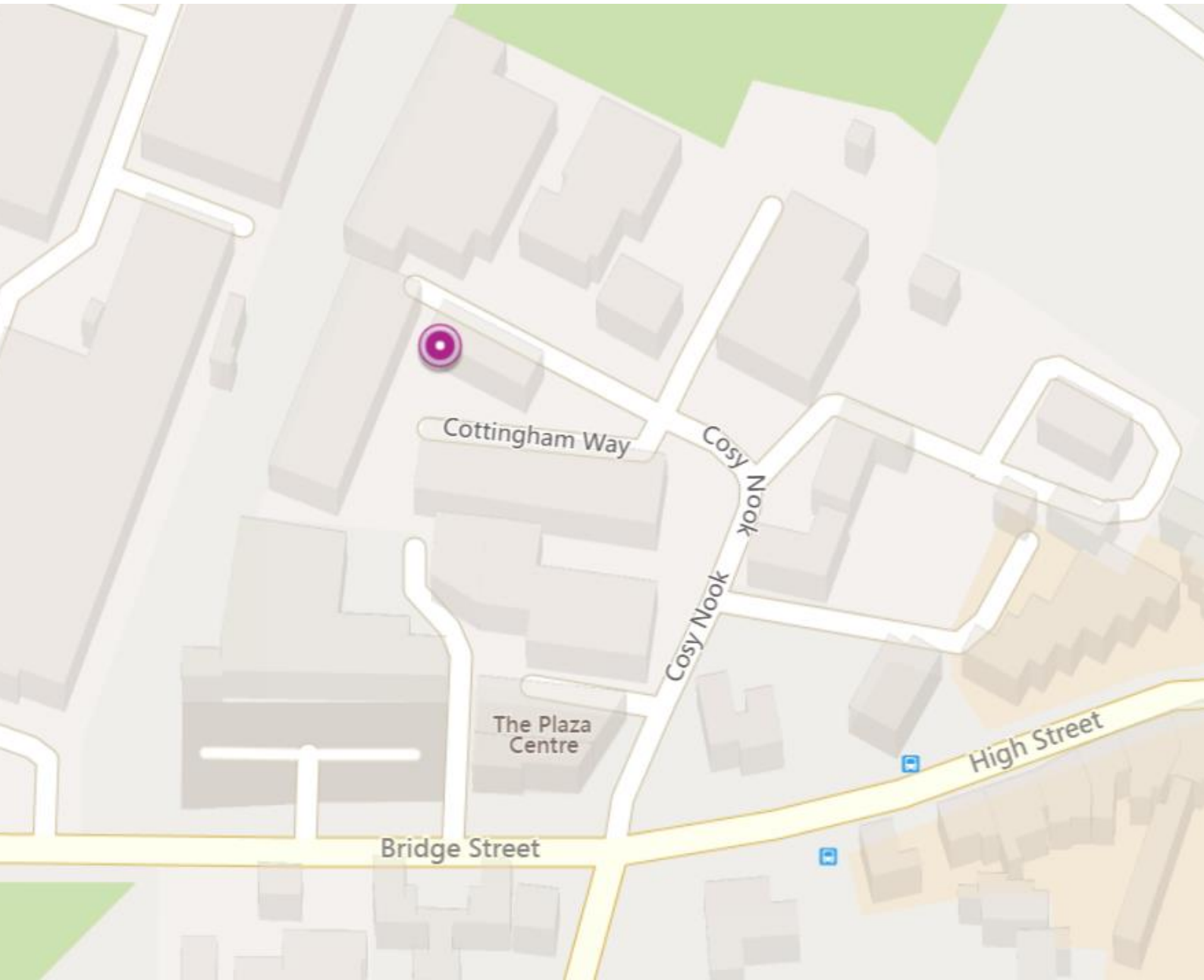
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### Important Information

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