



**17-18 Regent Park, Booth Drive, Park Farm Industrial Estate,  
Wellingborough, Northants, NN8 6GR**

BHK202312/2024C

# 17-18 Regent Park

Booth Drive, Park Farm Industrial Estate, Wellingborough, Northants, NN8 6GR



Agreement

For Sale



Detail

Industrial/Warehousing



Price

£2.0m



Size

1,437.71 sq m (15,476 sq ft)



Location

Wellingborough NN8 6GR



Property ID

BHK202312/2024C

**For Viewing & All Other Enquiries Please Contact:**



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Director

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## Property

The property is a detached clear span steel portal frame building with block cavity walls to approximately 2.3m high and with a full eaves height in the main building of 6.5m and an apex of approximately 7.2m. A side loading bay extension has been constructed with an eaves height of approximately 4.1m.

The building is fitted with two storey offices and ancillary accommodation to the front of the building. They are fitted with aluminium powder coated double glazed windows and doors accessing into ground floor offices fitted with suspended ceilings, LED lighting, male and female wc's with further canteen to the rear of the block and further offices accessed by a staircase also fitted with LED lighting units with glazed partitioned offices on both floors. Heating is via gas fired boiler system.

Externally, the property has two access points into the site from the Regent Park Estate Road, one leading to the up and over loading doors approximately 4.35m wide x 5m high with car parking slots and the second access is to the side yard area of the building leading to a tarmac surfaced yard area leading to the rear loading bay of the property with the door approximately 4.5m wide x 3.6m high. with block paved areas off for car parking spaces.

## Accommodation

The property has been measured on a gross internal basis (GIA) in accordance with the RICS Code of Measuring Practice.

Ground floor office/ancillary:	1,224 sq.ft.	(113.67 sqm)
First floor offices:	920 sq.ft.	(85.50 sqm)
Main factory warehouse:	12,688 sq.ft.	(1,178.72 sqm)
Loading Bay:	644 sq.ft.	(59.82 sqm)
TOTAL APPROXIMATE GIA:	15,476 sq.ft.	(1,437.71 sqm)
Site area:	0.650 acres	(0.263 ha)

## Energy Performance Certificate

Further details of the Energy Performance Certificate available from the agents.

## Services

The property has single and three phase electricity, water and gas fitted or available to the property. Further details from the agent.

## Town & Country Planning

The property has been used for warehousing distribution and offices and manufacture. It is understood that the estate was built as B1, B2 and B8 classifications with recent calculations relating to the extension to the building under WP/2006/0604 and for the additional single storey bay under planning application WP/2008/0062. Any prospective purchaser should make their own enquiries by contacting North Northamptonshire Council on 0300 126 3000.

## Rates

The valuation office website indicates the rateable value for the premises known as Unit 17/18 Regent Park, 37 Booth Drive, Wellingborough, has a rateable value of £51,000. Any prospective purchaser should make their own enquiries to the North Northamptonshire Rating Department on 0300 126 3000.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

It should be noted that all figures are exclusive of VAT which we understand will be applicable.

## Tenure

The property is held freehold under Land Registry Number NN265290.

## Proposal

**The property is available freehold with vacant possession seeking offers of £2.0m plus VAT.**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the Regent Park development. Further details available from the agents.

## Anti Money Laundering

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



## Location

Wellingborough is located to the east of Northampton and is well positioned to take advantage of the countries communications network including the A45 dual carriageway, M1 motorway (accessible via the A45) and the A14 (5 miles away) linking the east coast ports of Felixstowe and Harwich with the M1/M6.

Regent Park is immediately off Booth Drive on Wellingborough's premier industrial estate and is within approximately 5 minutes' drive of the town centre and approximately 10 minutes' drive of Wellingborough train station that is a mainline to London St Pancras.



What3words

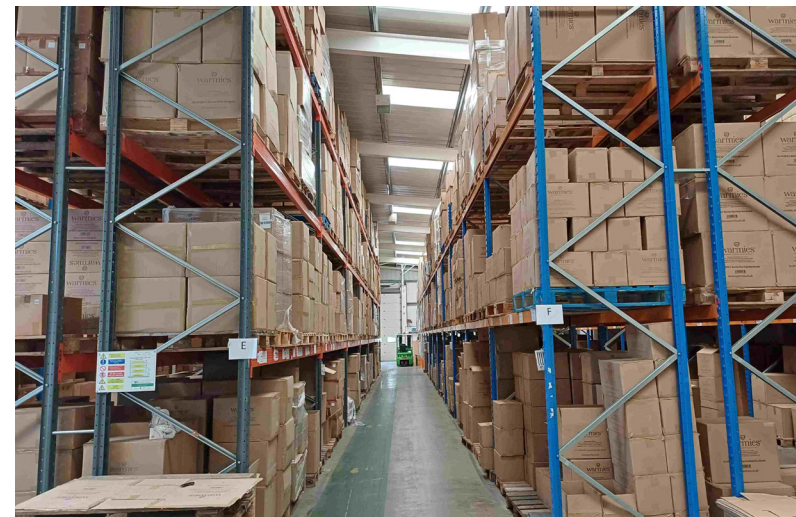
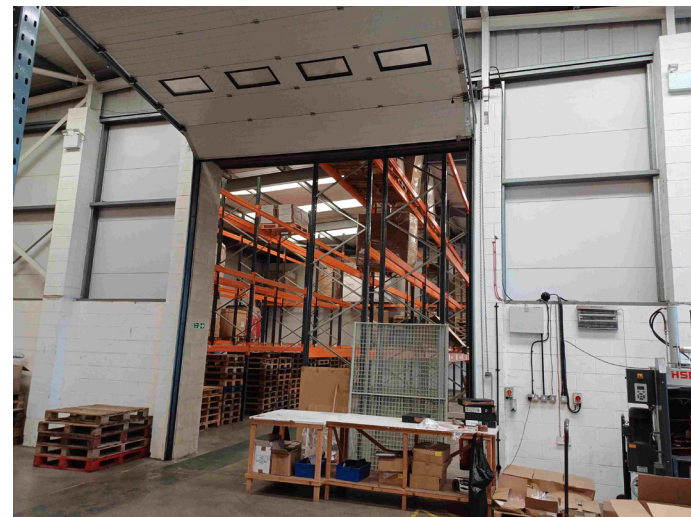
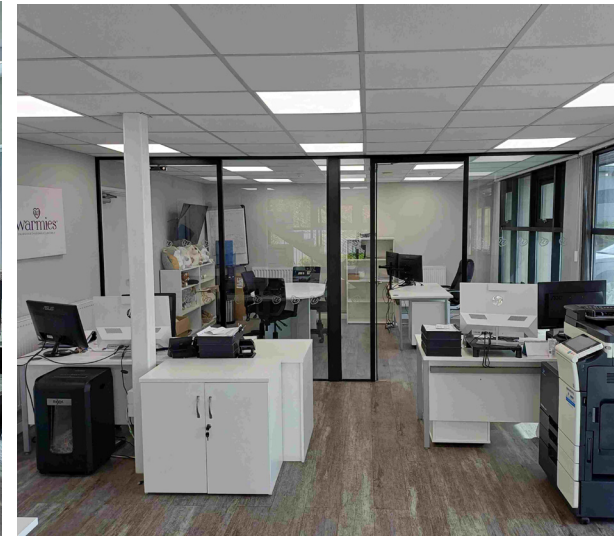
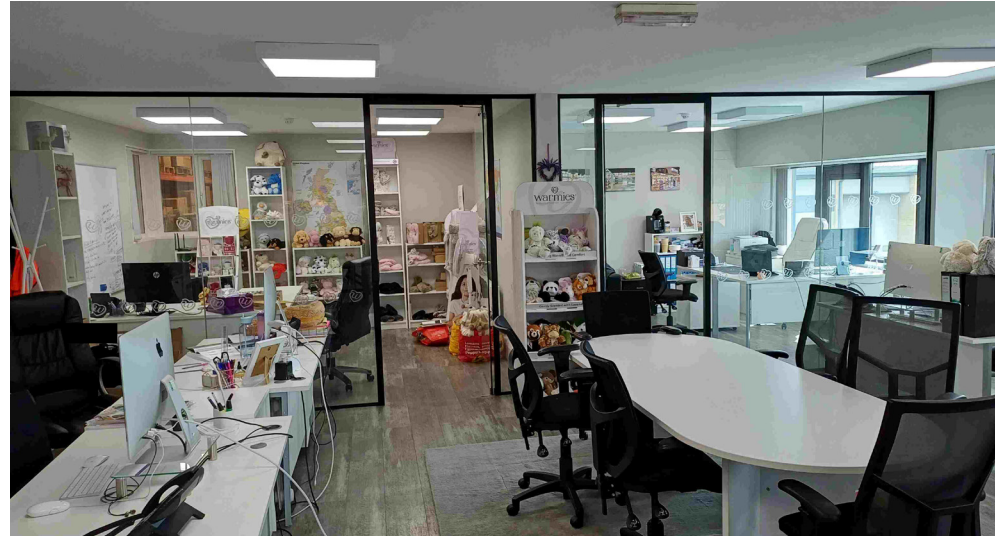
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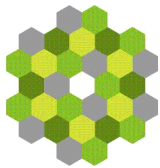




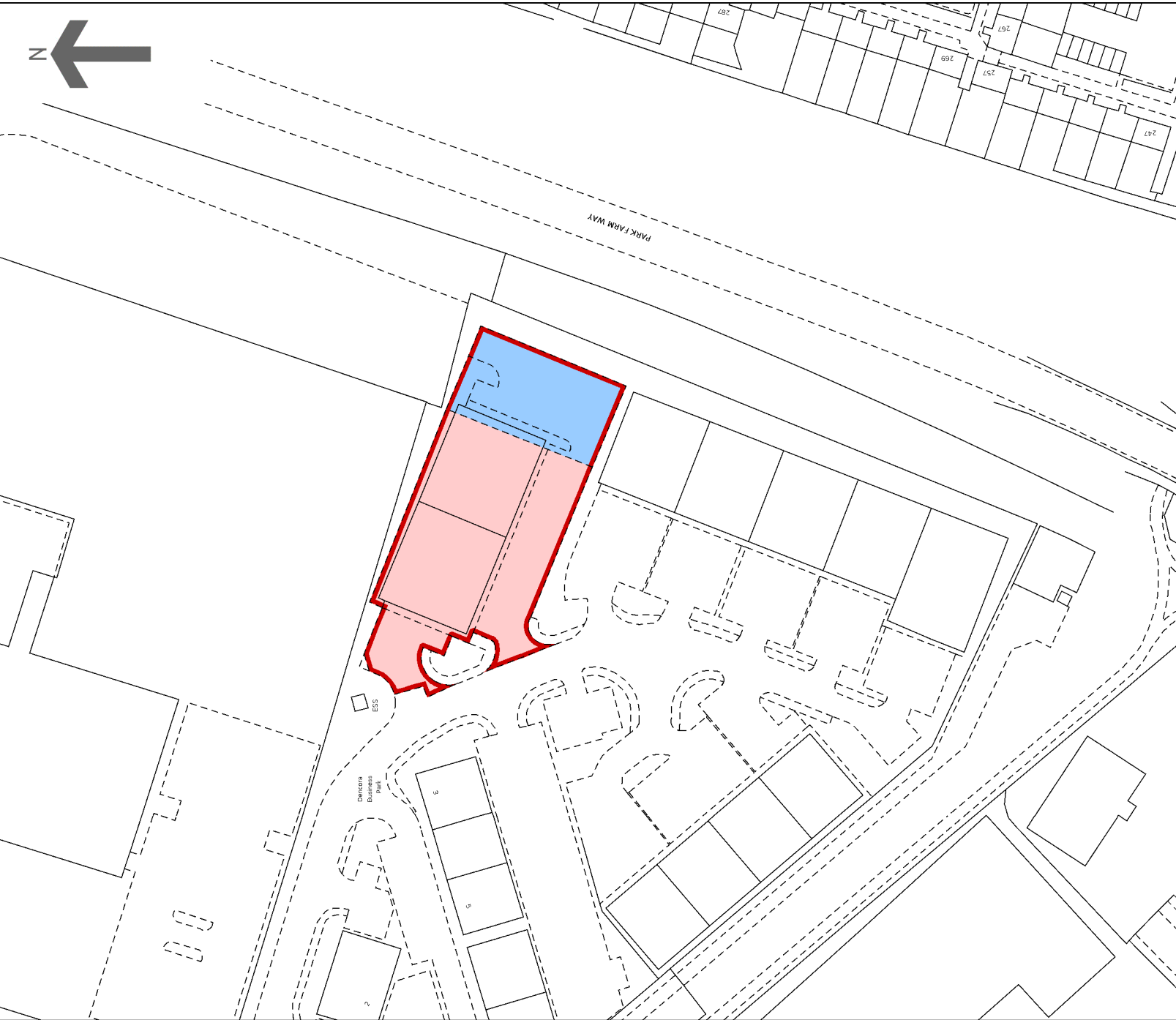


HM Land Registry  
Current title plan

Title number **NN265290**  
Ordnance Survey map reference **SP86667NE**  
Scale **1:1250**  
Administrative area **North**  
**Northamptonshire**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 30 April 2024 at 12:14:25. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.