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TO LET WORKS PREMISES AND YARD

**12-14 Edmonds Close
Denington Industrial Estate
Wellingborough NN8 2QY**



- **Flexible space available**
- **Yard and ancillary buildings**
- **All units may divide**
- **Offices and work space**
- **Laboratory facility**

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Cliftons is a trading name of Wakefield, Clifton & Beale Ltd. Registered Office 46A High Street, Olney, Buckinghamshire MK46 4BE
A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

**12-14 Edmonds Close Denington Industrial Estate
Wellingborough NN8 2QY**

LOCATION

The property is located in Edmonds Close on the Denington Industrial Estate which is located to the south side of Wellingborough town center, immediately adjacent to the A45 dual carriageway.

The A45 provides direct access to the M1 motorway via Junction 15 (13.3 miles to the west) or the A14 approximately 11.6 miles to the east.

DESCRIPTION

A fully fenced level site of about 1.1 acres with two ancillary outbuildings which are approached by a surfaced yard. The main building provides a central warehouse facility together with areas of laboratory work space and a range of offices. In addition there are toilets, changing rooms and welfare space.

The premises can be taken as a whole or the individual areas can be discussed as an option to separate out.



ACCOMMODATION

B1 – Main Building Areas

Warehouse	6200sq.ft	576sq.m
Laboratory Yard Side	1977sq.ft	183.75sq.m
Laboratory West Side	3552sq.ft	330sq.m

Front Offices	1460sq.ft	135.66sq.m
Front Offices	2722sq.ft	252.9sq.m

B2 – Rear West Side – Front	1027sq.ft	95.40sq.m
Rear	568sq.ft	52.78sq.m

B3 – Rear East Side - Front	364sq.ft	33.85sq.m
Rear	681sq.ft	63.27sq.m

SERVICES

Mains electricity three phase, water, drainage and gas are available to the site. None of these have been tested by Cliftons.

RATES

The property has a rateable value of £99,500.

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EPC

The current energy certificate of D is valid until 2034.

TENURE

A new lease is offered for a term to be discussed dependent upon requirements and areas required.

RENT

Rates from £6.00 per square foot depending on the area required.

LEGAL COST

Both parties to bear their own legal costs.

VAT

Any figures quoted are exclusive of VAT and will be payable at the prevailing rate.

VIEWING

For further information contact the Agents: Cliftons 01767 312131 or 600111.



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