

Part of 5 Shipton Way, Express Business Park, Rushden, NN10 6GL To Let – £4.75 per sq ft (19,048 sq ft) – Fully Racked Warehouse



Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Est. Utility Costs PA	Rates Payable	EPC
19,048	1,769.60	B1/B8	£90,478 (£4.75 per sq ft)	£2,914.34 (£0.15p per sq ft)	£1,333.36	£0.48p per sq ft	£45,715.20	D - 80

Location

Rushden is located in East Northamptonshire and benefits from immediate access to the A45 dual carriageway which links to the M1 (J15), A14 and wider motorway network. Northampton is 15 miles West, the A14 is 7 miles North, Bedford is 13 miles South and Wellingborough town centre 5 miles to the West (all distances are approximate).

Description

The accommodation forms part of a larger building known as 5 Shipton Way. The space can be provided self-contained with the installation of a division wall, to be discussed between the parties and subject to requirements.

Specification

- 7.5 metres to eaves
- Fully racked with 1,790 pallet locations
- Possible 'managed' warehousing opportunity
- Three access loading doors
- Potential dock levelling access
- Flexible lease terms
- Office accommodation and welfare facilities
- On site car parking and loading facilities

Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice).

Floor	Use	Sq M	Sq Ft
Ground	Warehouse	1,769.60	19,048
	Total	1,769.60	19,048

Terms & VAT

The premises is available by way of an all-inclusive rental on a sub-lease basis. The all-inclusive rental will include insurance, service charge, business rates, water and electricity. Further details are available from the agents in this regard.

We are advised that VAT will be payable in addition.

Services and Utility Costs

Main's water, drainage, gas, and single and three phase electricity, are connected to the property. These services have not been tested by the agents.

Business Rates

The ingoing tenant will pay rates on a proportionate basis based on square ft of the whole within the all-inclusive rental.

Service Charge

There is a service charge payable for the Estate, the costs of which have been apportioned per square foot. Details are available upon request from the agents.

Viewing and further information

Please contact the joint agents:

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FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. July 2024