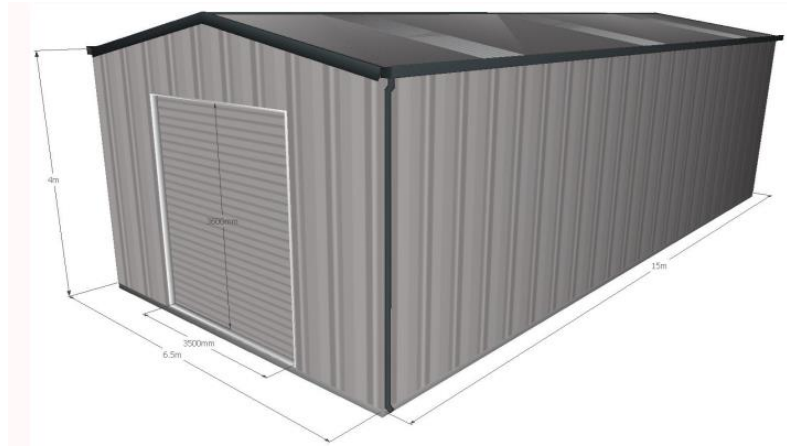


TO LET

**17 SANDERS ROAD
WELLINGBOROUGH
FINEDON ROAD INDUSTRIAL ESTATE
NN8 4NL**

**FULLY REFURBISHED GROUND FLOOR OFFICE
UNIT WITH PARKING. WAREHOUSE UNDER
CONSTRUCTION**



LOCATION

Wellingborough is a well-established commercial centre in the heart of Central England. The Town is approximately 80 miles north of Central London, 65 miles to the Southeast of Birmingham and 15 miles to the North-East of Milton Keynes

Finedon Road industrial estate offers easy access to the ring road and to the A14.

ACCOMMODATION

Office: 87m² (936 Sq.Ft.)
Warehouse: 97.5m² (1050 Sq.Ft.)

PLANNING

Offices and light industrial use

TERMS

The property is available To Let as a whole, Warehouse and office. Stepped rent to reflect the availability of the offices immediately. Rent for the whole: £24,000 per annum exclusive

EPC

B rating

AMENITIES FOLLOWING REFURBISHMENT

New carpeting throughout, new electrical installation including LED lighting with PIR sensors, low energy heating and cooling via newly installed air conditioning, new kitchen with new hot-water heater. New WC's – male and female. Front & rear metal security doors. Ample parking.

RATES

TBC following construction of warehouse

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

VIEWING

Strictly by prior appointment with the sole agent

STEPHEN CHOWN

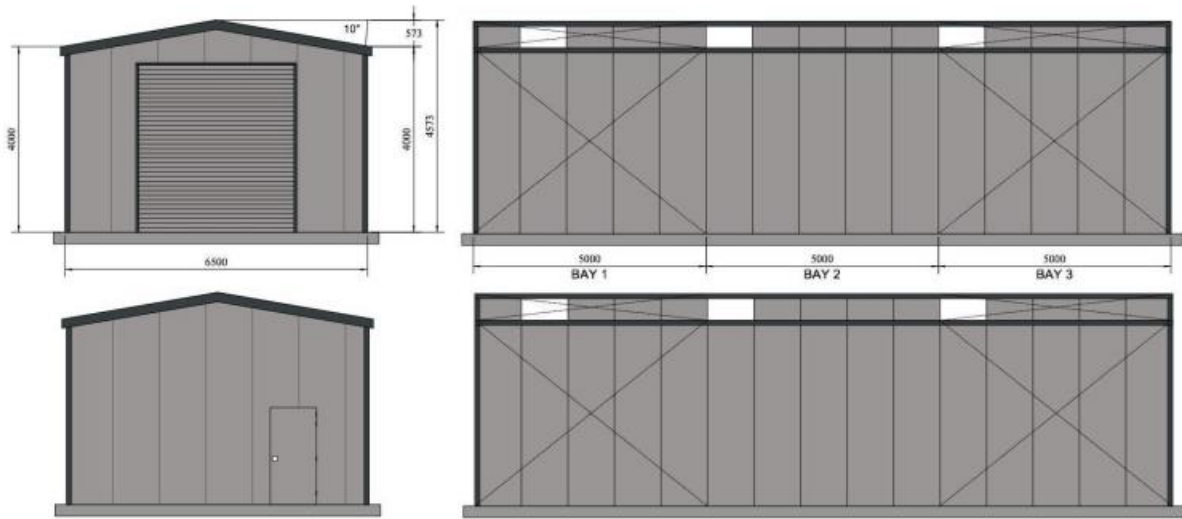
Chown Commercial
Tel: 01604 604050

src@chowncommercial.co.uk

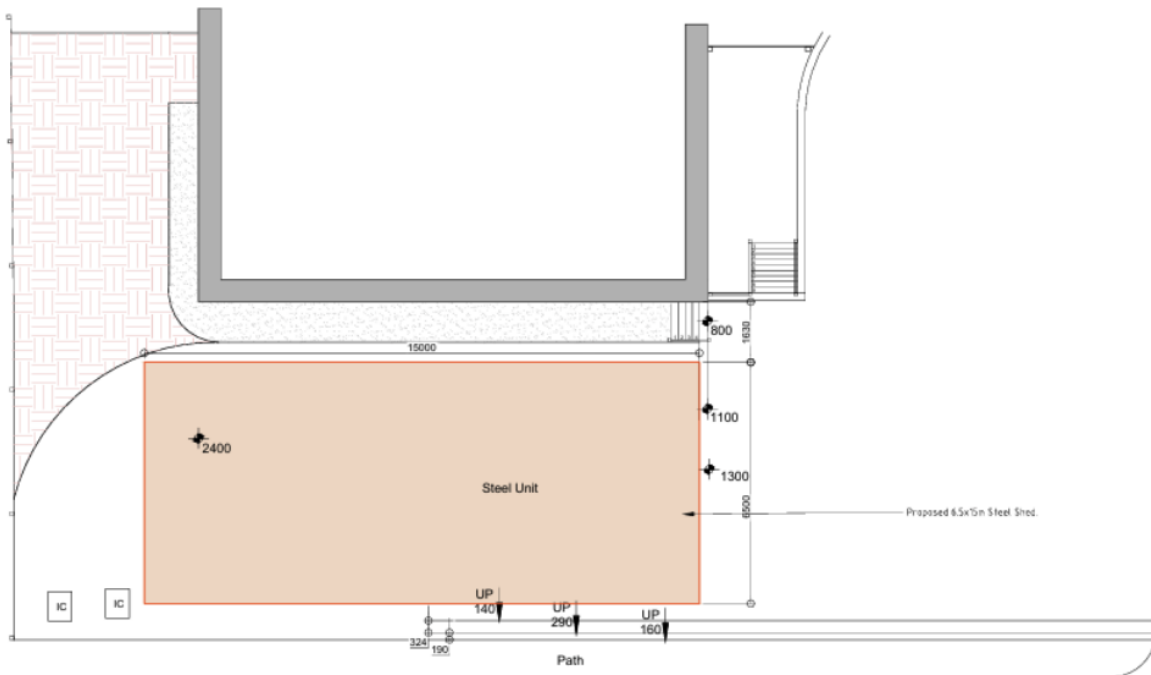
WWW.CHOWNCOMERCIAL.CO.UK



Warehouse elevations



Warehouse plan



Proposed Plan
Scale 1:100

PLANNING ISSUE
PLEASE NOTE
THESE DRAWINGS ARE FOR THE PURPOSE OF
PLANNING ONLY
THESE ARE NOT CONSTRUCTION DRAWINGS

blueprint
Architectural Design Ltd.

5 BLOTT'S BARN, BROOKS ROAD, RALUNDS, NORTHANTS, NN9 6NS
01933 551389 :: info@blueprintdesign.org.uk

TITLE	Steel Unit to be built on land at 17 Sanders rd. Finedon Ind. Estate, Wellingborough, NN8 4NL		
DETAIL	Proposed Plan		
SCALE	1:100	SHEET:	A3
DRAWN	RM	CHECKED	RS
DATE	Sep 24	ISSUE	PLANNING
		24-090-02	
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