

TO LET

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

**FULLY REFURBISHED GROUND FLOOR OFFICE
UNIT WITH PARKING.**

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.)

PLANNING

Offices and light industrial use

TERMS

The property is available To Let as a whole
Rent: £12,000 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

Rateable Value. £7400

VAT

VAT will be payable on the rent.

VIEWING

Strictly by prior appointment with the sole agent

STEPHEN CHOWN

Chown Commercial
Tel: 01604 604050

src@chowncommercial.co.uk

WWW.CHOWNCOMERICAL.CO.UK



