

TO LET

RETAIL WAREHOUSE / TRADE COUNTER

Rent: £37,500 pa exclusive

**VICTORIA TRADE PARK
31 TURNELLS MILL LANE
WELLINGBOROUGH
NORTHANTS NN8 2RN**

LOCATION

Victoria Trade Park is well established and highly visible from the A45. Easy access is afforded onto the A45 within ¼ mile and the motorway network beyond. Local occupiers include Topps Tiles, Halfords and KFC.

DESCRIPTION

A modern retail warehouse/trade counter/showroom building of steel portal frame construction with a insulated profile roof incorporating 10 – 15% roof lights. The unit has suspended ceiling with integrated lighting grid at 3m.

3 phase power. Alarm. Disabled WC.

Externally there is a large parking / loading yard.

ACCOMMODATION

Ground floor: 350m2 (3,766 Sq.Ft.)

RATES

Rateable Value: £20,500

TERMS

The unit is offered on a new lease to be drawn on full repairing and insuring terms. Initial rent £37,500 per annum exclusive payable quarterly in advance.



EPC RATING

An EPC has been commissioned and is available upon request.

SERVICES

Electricity, Water and Drainage

VAT

VAT will be charged upon the rent

LEGAL COSTS

Each party to bear their own costs in the transaction.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:

Stephen Chown

Chown Commercial

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