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## 78 Sanders Road, Wellingborough, NN8 4NL

### TO LET

**Size:** 9,874.00 sqft (917.32 sqm) | **Rent:** £58,750 Per Annum

- Located on prominent estate
- Warehouse with fitted lighting
- Level access loading door
- 3.3m Eaves
- Fitted offices with canteen & WCs
- Large yard with car parking
- Close to A509 and A45
- 1.5 miles to Wellingborough Town Centre

#### LOCATION:

The premises are located on Sanders Road, on the popular and well established Finedon Road Industrial Estate, approximately 1.5 miles north of Wellingborough Town Centre. The A509 and A45 are both within easy reach and offer speedy access to the A14 at J7. The M1 is approximately 14 miles to the West. Nearby occupiers include Hessele, Weatherbys, Scania Trucks, Bokomo Foods and City Electrical Factors

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### DESCRIPTION:

The property comprises a warehouse building with connecting offices. The building is of steel truss frame construction with brick elevations. The warehouse benefits from a pitched steel profile clad roof, with translucent roof panel, a level access loading door, 3.3m eaves, fluorescent strip lighting, and heating. The offices benefit from lighting, gas central heating, canteen, separate Male/Female WC's and a shower room. Externally the property benefits from a secure storage area in addition to ample vehicle parking.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Warehouse	5,835.00	542.09
Office	4,039.00	375.24
<b>TOTAL</b>	<b>9,874.00 sqft</b>	<b>917.32 sqm</b>

### TENURE:

The unit is available on a new FRI lease on terms to be agreed

**RENT:** £58,750 Per Annum

**SERVICE CHARGE:** To be confirmed

**VAT:** Will be charged at the prevailing rate

**RATEABLE VALUE:** £33,750 Per Annum

**EPC:** Available upon request.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



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