

70 SINCLAIR DRIVE

WELLINGBOROUGH



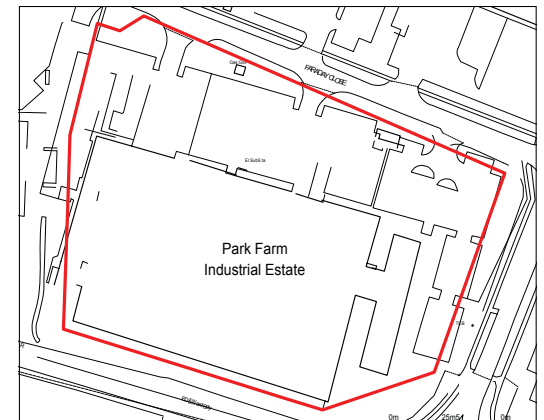
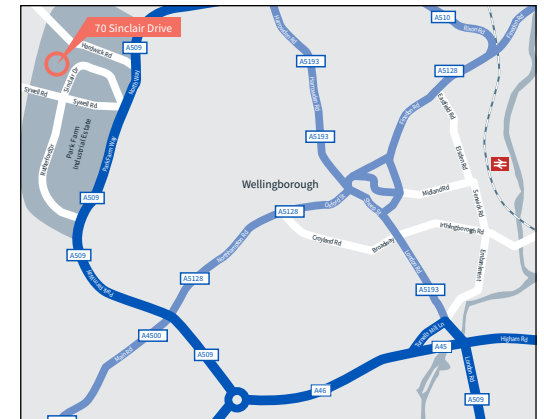
LOCATION

Wellingborough is a premier industrial and distribution location, strategically located midway between London and Birmingham, at the hub of the East Midlands transport network, affording efficient access to other major centres in the region at Cambridge, Coventry, Leicester, Peterborough, DIRFT and the East Coast Ports at Lowestoft and Felixstowe.

Passenger rail services are excellent with a regular (half hourly) direct train to London St Pancras taking under 55 mins.

70 Sinclair Drive occupies a prominent position on Park Farm Industrial Estate, Wellingborough's prime commercial estate, some 260 acres along the A509 Wellingborough By-Pass, affording quick and easy access to the M1 at Junction 15 (15 miles).

Other major distribution occupiers on the estate include DHL, House of Fraser, Booker, Cummins, Yusen Logistics and Budgens.

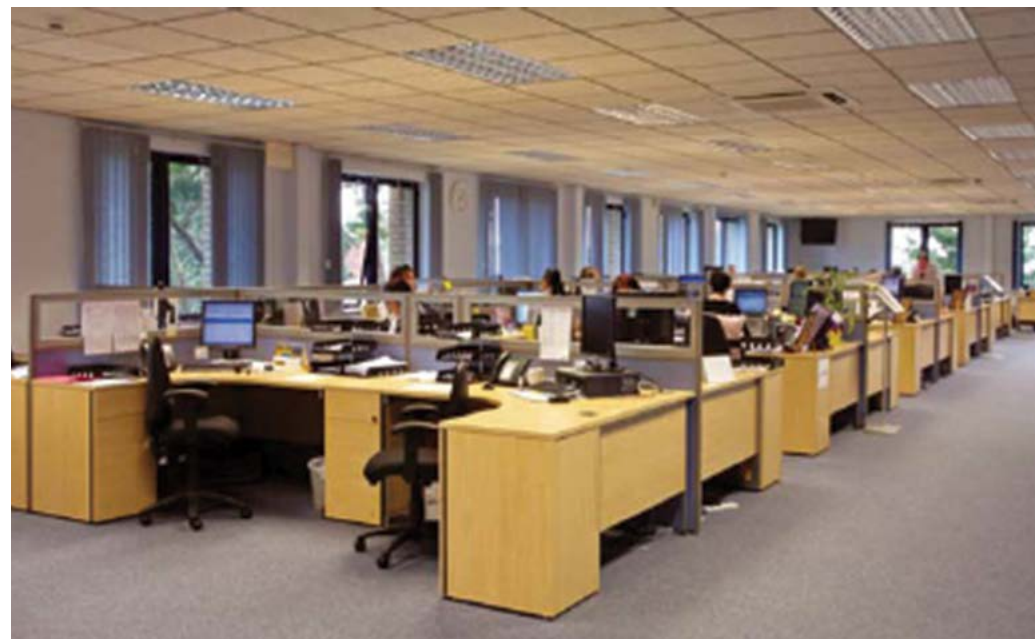


DESCRIPTION

70 Sinclair Drive is a secure, self-contained warehouse, providing industrial and ancillary office accommodation totalling approximately 121,488 sq ft.

The property has an EPC rating: D

- 6.3m clear eaves height
- 2 level access loading doors
- 3 dock level loading doors
- Separate offices to the front of the building
- 46% site cover
- Large loading yard
- HGV parking
- 102 dedicated car spaces to the front of the unit



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following Gross Internal Areas:

FLOOR	Sq m	Sq ft
Warehouse	8,985	96,709
Ground Floor Office	1,153	12,406
First Floor Office	1,150	12,373
TOTAL	11,288	121,488



TENURE

LEASE

The premises are held on a lease for a term expiring on 24th December 2020, INSIDE Ss 24-28 of the Landlord & Tenant Act 1954, as amended.

RENT

£541,000 per annum (£4.42 per sq ft)

RATES

Rateable Value: £425,000
Rates Payable (2017/2018): £204,000
(£1.68 per sq ft)

VAT

The property is elected for VAT



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70 Sinclair Drive
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