

# BLACKLEE SMITH

CHARTERED SURVEYORS

## PRELIMINARY MARKETING PARTICULARS

### ON BEHALF OF FRANK THOMAS GROUP

### FOR SALE OR TO LET

## SUBSTANTIAL PRODUCTION/WAREHOUSE AND OFFICE PREMISES

18,260SQ.FT. / 1,696.40SQ.M. APPROX



### ATLANTA HOUSE, MIDLAND ROAD, HIGHAM FERRERS, NORTHANTS, NN10 8DN

- SUBSTANTIAL DETACHED PREMISES COMPRISING FULLY FITTED 2-STOREY FRONT OFFICES TOTALLING 4,937SQ.FT./458.66SQ.M. APPROX: AND SINGLE STOREY PRODUCTION/WAREHOUSE COMPRISING 13,323SQ.FT. /1,237.74SQ.M. APPROX.
- PROMINENT FRONTAGE TO MIDLAND ROAD OFFERING EXCELLENT ACCESS AND COMMUNICATIONS VIA A6/A45 AND A14 TRUNK ROADS.
- EXCELLENT DELIVERY ACCESS AND SEPARATE CAR PARKING FOR UP TO 34 CARS.
- IMMEDIATELY AVAILABLE ON COMPETITIVE FREEHOLD OR LEASEHOLD TERMS.

01604 635400  
[www.blackleesmith.co.uk](http://www.blackleesmith.co.uk)

**LOCATION:**

The premises are located with prominent frontage to Midland Road, Higham Ferrers offering excellent road communications via the A6, A45 and A14 trunk roads.

**DESCRIPTION/ACCOMMODATION:**

The premises comprise an attractive front 2-storey office of traditional solid brick construction under pitched tiled roof, and a rear section comprising single storey traditional “Northlight” design production/warehouse space.

The front offices provide a combination of open plan and individual office areas with traditional features including high ceilings and parquet flooring. A combination of spot and fluorescent lighting, gas fired wet radiator central heating, male/female wc’s and kitchen area.

The rear production/warehouse area of traditional solid brick wall construction with steel truss roof supporting part slate, part glazed “Northlight” design roof. Goods loading access to rear providing 2 No. electrically operated goods loading doors plus additional dock height roller shutter door. Clear internal headroom to underside of steel roof truss : 11ft 3in/3.428m approx. Timber boarded floor, fluorescent lighting and 3 phase power.

Internal lightweight partitioning is currently installed to provide a combination of individual showroom/storage areas (to be removed if not required by incoming purchaser/tenant).

Externally the premises offer excellent goods loading/unloading to the rear, with additional car parking for up to 34 cars.

**FLOOR AREAS:**

1. 2-storey front offices:

Ground Floor Accommodation:	2,188sq.ft. / 203.27sq.m.
First Floor Accommodation:	2,749sq.ft. / 255.39sq.m.
Total Offices:	<hr/> 4,937sq.ft. / 458.66sq.m. approx

2. Production/Warehouse: 13,323sq.ft. / 1237.74sq.m.

Total Gross Internal Floor Area:	<hr/> 18,260sq.ft. / 1,696.40sq.m. approx =====
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In addition there is a 2<sup>nd</sup> Floor storage area totalling 1,122sq.ft. / 104.30sq.m.

**RATING ASSESSMENT:**

The Valuation Office Website indicates the following assessment.

Rateable Value:	£42,250
Rates Payable 2009/2010:	£20,491.25.

## **SERVICES:**

We are advised that all mains services are connected to the premises.

## **TERMS:**

The premises are immediately available on freehold disposal. Price on application.

Alternatively a new lease may be offered, for a term to be agreed. Rent by negotiation.

## **VAT:**

All figures quoted are exclusive of any VAT which the Landlord may choose or have a duty to impose.

## **LEGAL COSTS:**

In the event of a freehold disposal each party are to meet their own legal costs.

In the event of a new lease the ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in the preparation of all lease documentation.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment with the sole agents:

Stephen Smith BSc FRICS  
Blacklee Smith LLP  
8 Spencer Parade  
Northampton  
NN1 5AA

Tel: 01604 635400  
Fax: 01604 635404  
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## **MISREPRESENTATION ACT**

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Blacklee Smith LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Blacklee Smith LLP has any authority to make or give any representation or warranty whatsoever in relation to this property:

Value Added Tax: VAT may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary taking professional advice.

**ATLANTA HOUSE, MIDLAND ROAD, HIGHAM FERRERS  
(For identification purposes only)**

