

FOR SALE - FREEHOLD

**WORKSHOPS, OFFICES – 432.56 m² / 4656 ft²
ON SECURE YARD TOTTALLING APPROX 0.178H (0.44 ACRES)**



- PROMINENTLY LOCATED FRONTING THE A5 – WATLING STREET, WEEDON, NORTHANTS, NN7 4PX
 - M1 (J 16) 2.9 MILES - NORTHAMPTON 8 MILES - SILVERSTONE CIRCUIT 17 MILES (APPROX)
 - SUITABLE FOR A WIDE VARIETY OF MOTOR TRADE, WORKSHOP, WAREHOUSE AND OTHER COMMERCIAL USES, WITH EXPANSION/REDEVELOPMENT POTENTIAL.
- GUIDE PRICE - £450,000 STC.

LOCATION:

The property is prominently located on the A5 county trunk road in Weedon Northamptonshire. Adjacent to the Premier Travel Inn and BP Fuelling Station it offers excellent road communication to the M1 Motorway (Junction 16), Northampton, Daventry, and Milton Keynes. Located in a central UK region it has close links to the M40, M6 & A14 and M45.

DESCRIPTION:

The site totals 0.178h (0.44 acres) with two vehicular access points providing hard standing with exceptional security. Encompassed on the site are a workshop and a 2-storey office building,

The modern steel portal frame workshop, with part insulated metal profile clad walls and roof, has been constructed and finished to a high standard. Complete with two comprehensive mezzanine floors that provide additional manufacturing/storage space.

The 2-storey office building is also finished to a high standard with Cat II lighting etc and fitted with up-to-date telecoms including broadband.

ACCOMMODATION: (Approx gross internal dimensions and areas)

WORKSHOP

Workshop - 18.57m (60ft 9in) x 12.34m (40ft 6in) = 229.15 m² (2,466 ft²)

Extension - 5m (16ft 4in) x 4.84m (15ft 9in) = 24.2 m² (260 ft²)

Total workshop: = **253.35 m² (2,726 ft²)**

OFFICE

(GF) - 5.53m (18ft 1in) x 3.75m (12ft 3in) Max = 20.73 m² (223 ft²)

(FF) - 5.53m (17ft 1in) x 3.75m (12ft 3in) Max = 20.73 m² (223 ft²)

Total Office: = **41.46 m² (446 ft²)**

MEZZANINE FLOORS

Mezzanine Floors - 17.6m (57.9in) x 4.61m (15ft 1in) = 81.14 m² (873 ft²)

- 12.34m (40ft 6in) x 4.59m (15ft) = 56.64 m² (610 ft²)

Total Mezzanine: = **137.78 m² (1,483 ft²)**

TOTAL GROSS INTERNAL AREA: = **432.54 m² (4,656 ft²)**

RATES:

Adopted Rateable Value = £13,000

Rates Payable 2010/2011 = £5,382

VAT:

The property is not registered for VAT.

SERVICES:

Mains electric (3-phase). Workshop recently rewired.

Water metered through adjoining premises.

Drainage – mains connection available.

EQUIPMENT AVAILABLE BY SEPARATE NEGOTIATION:

- 4 Post Vehicle Lift
- Compressor
- CCTV System
- Security Lights
- Intruder Alarm

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:

Richard Blacklee FRICS MCI Arb or Anthony Matcham BSc (Hons)
Blacklee Smith LLP
8 Spencer Parade
Northampton
NN1 5AA

Tel: 01604 635400
Fax: 01604 635404
Email: richard@blackleesmith.co.uk
Email: anthony@blackleesmith.co.uk



Partic.357

MISREPRESENTATION ACT

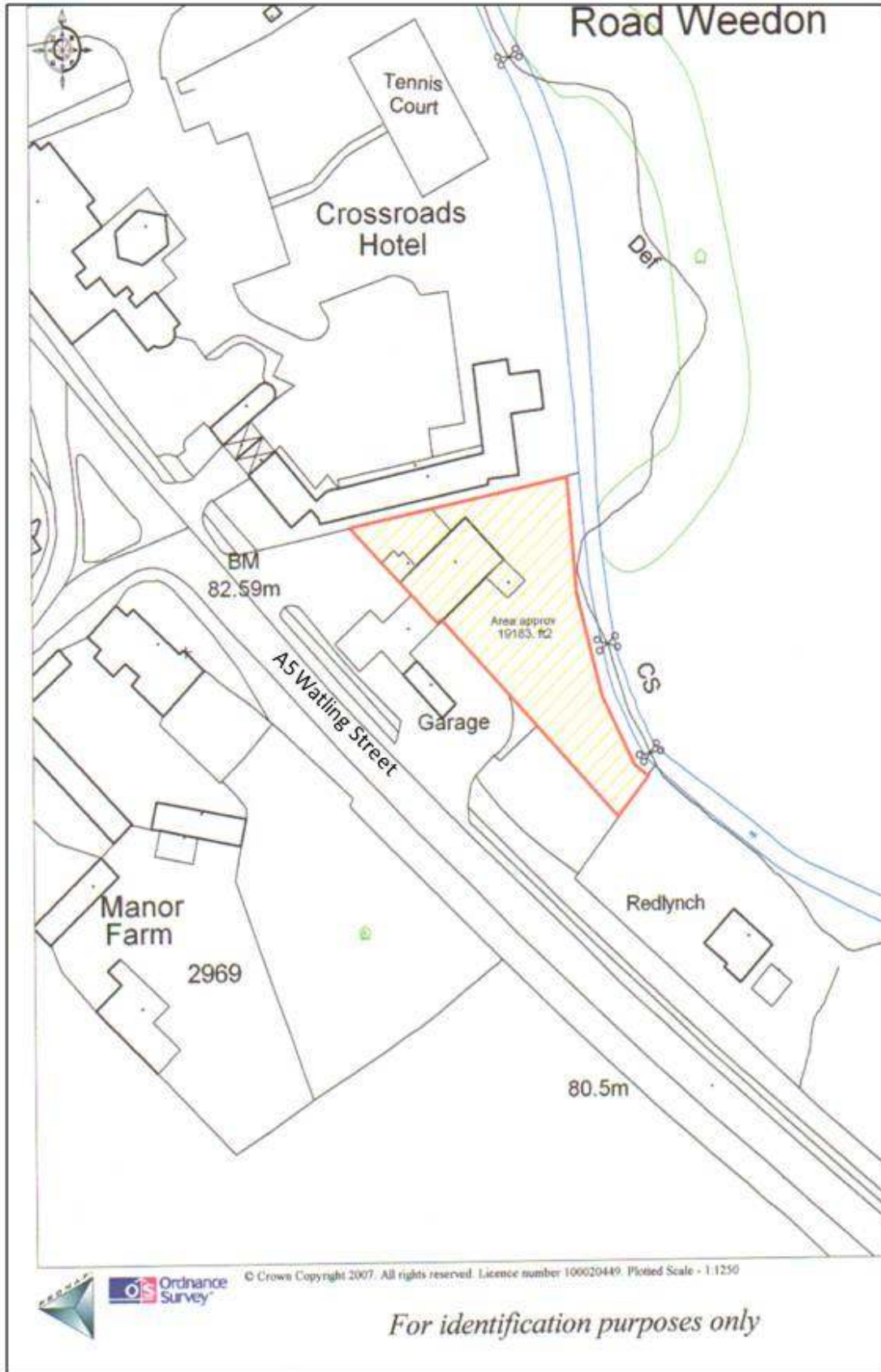


Blacklee Smith LLP for themselves and for the vendors or lessors of this property whose agents they give notice that:

- 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;
- 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;
- 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.

WATLING STREET
WEEDON, NORTHANTS
NN7 4PX



For identification purposes only