



70, SINCLAIR DRIVE, WELLINGBOROUGH, NN8 6UY

TO LET

121,488 SQ FT (11,286.60 SQ M)



Summary

Large industrial/ warehouse with adjacent office block and 1.9 acre yard

Available Size	121,488 sq ft
Rent	£756,250 per annum
Rateable Value	£425,000
EPC Rating	C (71)

- 2 Level access doors
- 13 Dock loaders
- Extensive yard at 1.9 acres
- Adjacent office block + warehouse offices
- Extensive parking
- 96,709 sqft warehouse
- 24,779 sqft of office space



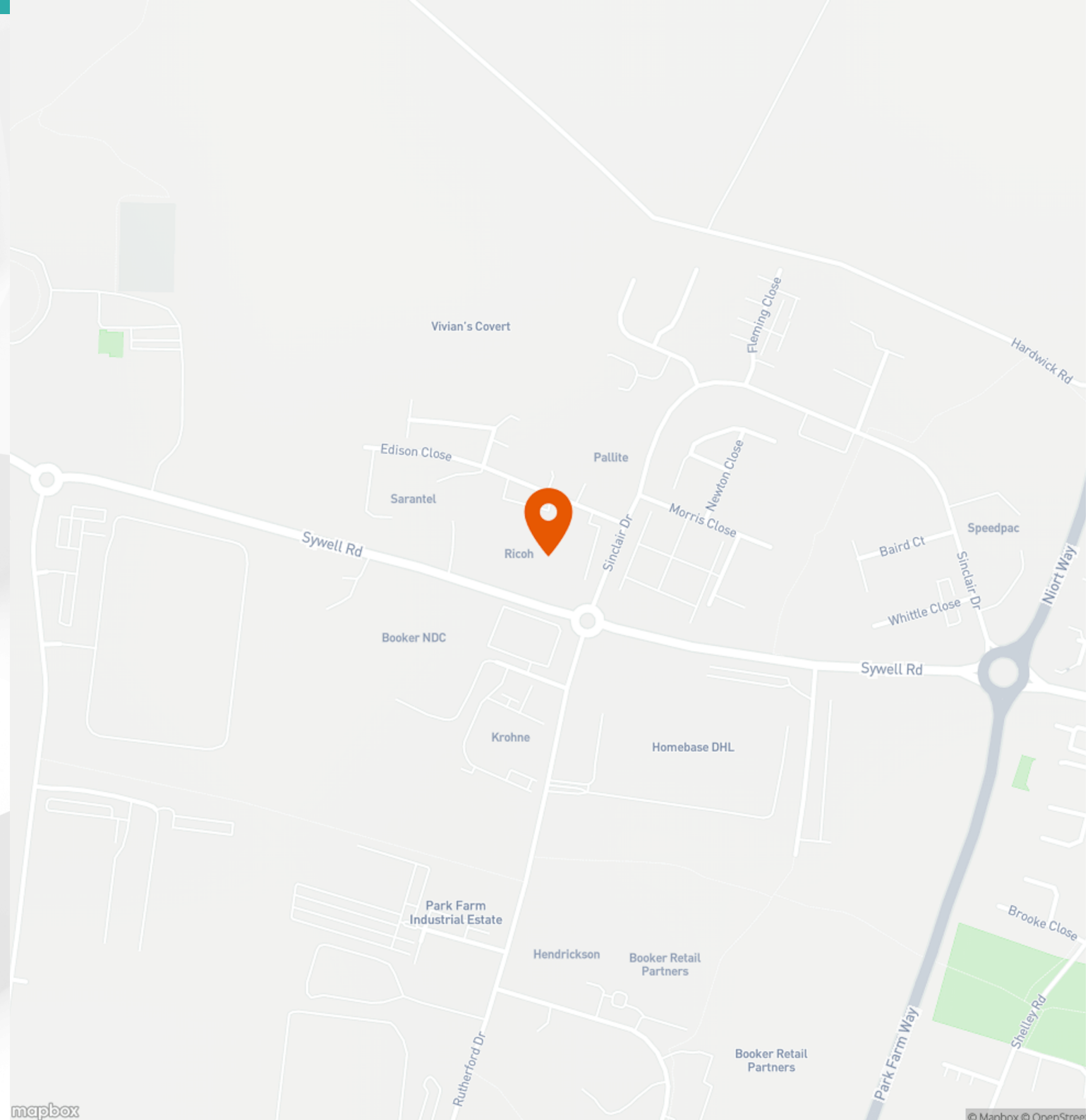
Location



**70 Sinclair Drive, Park Farm Industrial Estate,
Wellingborough, NN8 6UY**

70 Sinclair Drive occupies a prominent position on Park Farm Industrial Estate, Wellingborough, one of the town's principal industrial and distribution locations. The estate sits adjacent to the A509 Wellingborough Bypass, providing convenient access to the M1 at Junction 15, approximately 15 miles away, and onward connections across the national motorway network.

Wellingborough's strategic position between London and Birmingham provides strong connectivity to key logistics and distribution hubs including Northampton, Milton Keynes, Coventry, Leicester and DIRFT, as well as the East Coast ports. Park Farm is an established commercial location that has attracted major logistics and industrial occupiers including DHL, Booker, Cummins and Yusen Logistics, reinforcing the location's credentials for large-scale warehousing and distribution operations





Further Details

Description

The property comprises a steel portal frame unit with part brick and part corrugated-metal clad elevations and roof. Measuring 96,709 sqft, the warehouse features LED lighting, a double skinned roof with sky lights and concrete floor. The minimum internal clear height to the underside of eaves is 6.3 metres and the space benefits from 13 dock loaders and 2 level access doors.

There are warehouse offices and a separate, connected, office block totalling 24,779 sqft on ground and first floors. The office space benefits from central heating and comfort cooling, suspended ceilings and perimeter trunking. There are numerous individual office and meeting rooms with carpeting through out and recessed lighting.

The exterior of the property features 1.9 acres of yard space with separate car parking in front of they office block.

Terms

The property is currently held on an existing lease that expires on 11/11/2028. The passing rent is £756,250 per annum annum with a rent review on 12th February 2028. Available via a sublease or alternatively there is also the possibility of a surrender and regrant with a new lease direct from the landlord.

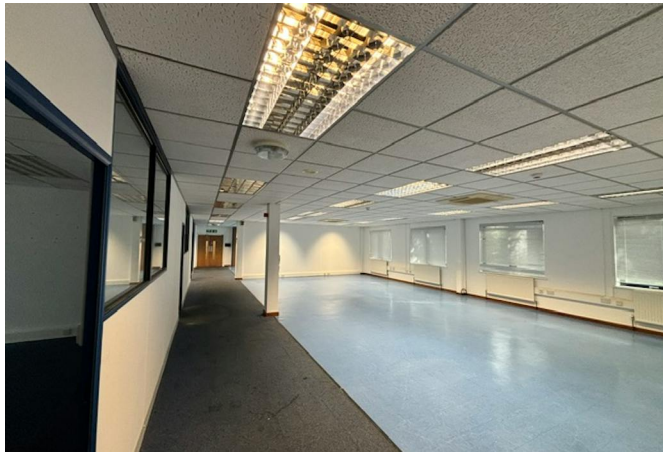
VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewings

Strictly by prior appointment via Sole Agents Vail Williams







Enquiries & Viewings



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