

THE No1 BUILDING

SANDERS LODGE RUSHDEN NORTHAMPTONSHIRE NN10 6BQ



Boundary is approximate

Warehouse unit of 132,723 sq ft (12,330 sq m) **TO LET or FOR SALE**

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LOCATION

The No.1 Building is located within the Sanders Lodge employment area accessed off Shipton Way. On the western edge of Wellingborough Road (A5001).

Rushden is strategically located off the A45, 15 miles from Northampton and Junction 15 of the M1. The A14 is 8 miles to the North.

DISTANCES

A14/A45 interchange	7 miles
Northampton	12 miles
M1 (J15)	15 miles
A1(M) (J14)	22 miles
Luton Airport	47 miles
M25	55 miles
Stansted Airport	63 miles
Birmingham	65 miles
Central London	73 miles
Heathrow Airport	76 miles
Felixstowe	102 miles
Humber Ports	162 miles

SPECIFICATION

-  Detached self contained unit
-  3 loading areas - 2 covered
-  10 dock access doors
-  2 level access doors
-  Loading yard / parking with expansion possible
-  Offices
-  Lighting and sprinklers throughout
-  5.64 metre eaves - 10 metres at ridge



	Sq ft	Sq m
Warehouse	127,798	11,872
Ground Floor Offices	3,367	312
First Floor Offices	1,558	144
Total (GIA)	132,723	12,330
West Canopy	2,325	216
East Canopy	2,354	219

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TERMS

The property is available either for sale or to let. Terms available from the agents.

VAT

Figures quoted are exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

To be confirmed.

Anti Money Laundering

By law we must comply with Anti-Money Laundering regulations which require us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant. We use a third party contractor to conduct these checks and all parties will be required to co-operate with them.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 11/25




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