



UNIT 2 E PRESS PARK

Rushden Northamptonshire NN10 6GL

Modern Industrial Unit TO LET

48,087 sq ft (4,467.28 sq m)

FULLY REFURBISHED - AVAILABLE FOR IMMEDIATE OCCUPATION



Established Distribution
Warehouse Location













Immediate
Access to A45



30m Deep
Secure Yard

Unit 2, Express Park comprises a detached Industrial/Warehouse unit which has been fully refurbished to provide the following specification:

-  **Steel portal frame construction**
-  **7.1m eaves height**
-  **8.8m apex height**
-  **3 Level access loading doors**
-  **Warehouse LED lighting**
-  **Fully fitted ground & first floor offices**
-  **Kitchenette**
-  **Ample car parking**
-  **2 EV charging points**
-  **30m deep secure yard**



SERVICES

We understand the property benefits from all main services however the gas supply is not currently connected. Interested parties are recommended to make their own investigations in this regard.

RATEABLE VALUE

We understand that the property has a Rateable Value of £248,000. The Current Uniform Business Rate for 2024/25 is 0.54 in the £. We would recommend that interested parties make their own enquiries in this regard.

EPC

The property has an EPC Rating of 31 within Band B.

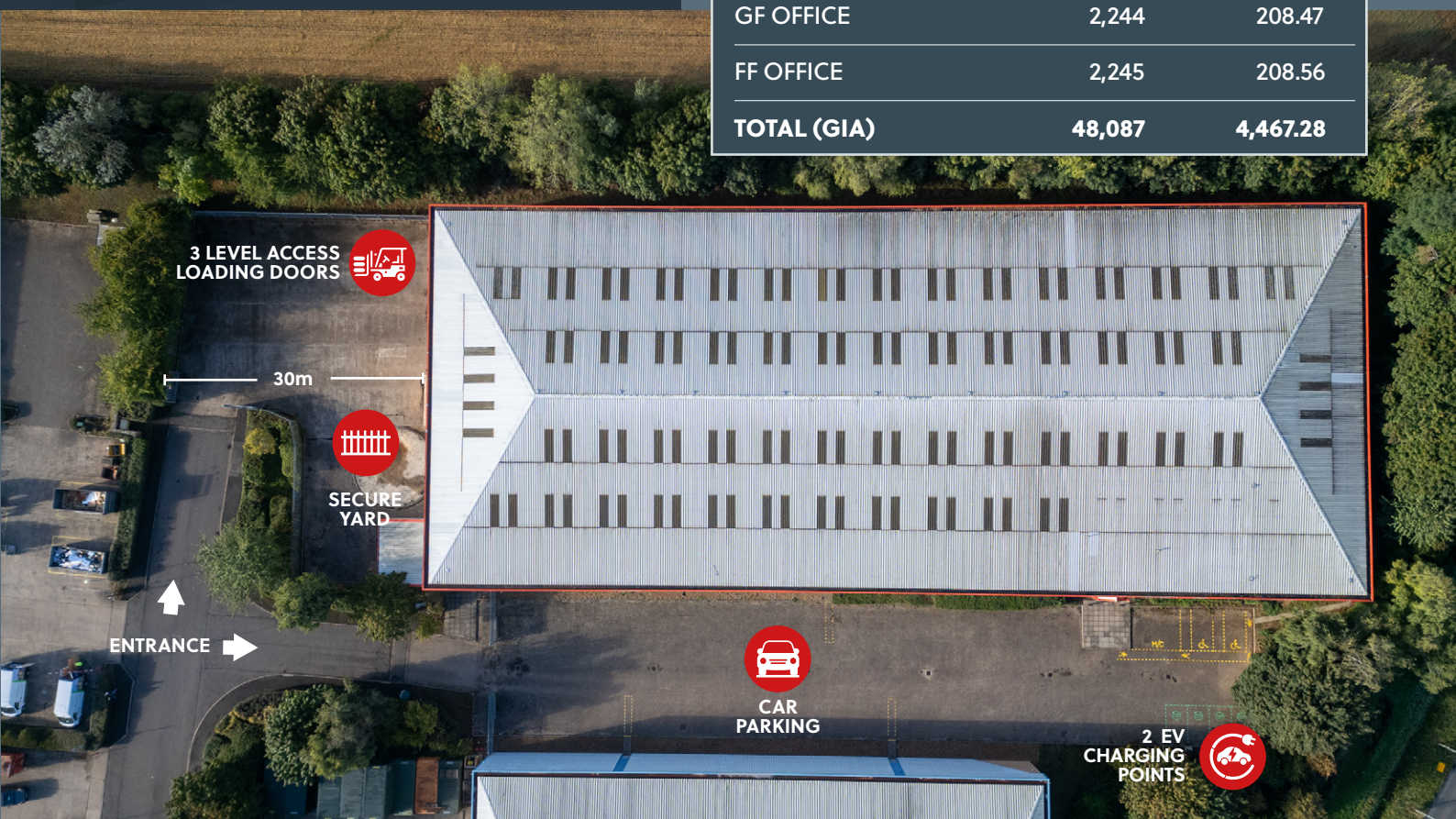
SERVICE CHARGE

The incoming tenant is to contribute towards the cost of maintaining the communal areas by way of a service charge.

The current costings for 2024 is £7,520 pa. Further information is available on application.

ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	43,598	4,050.25
GF OFFICE	2,244	208.47
FF OFFICE	2,245	208.56
TOTAL (GIA)	48,087	4,467.28



Express Park is an established distribution warehouse location in Rushden within close proximity to the A45 dual carriageway giving excellent access to the M1(J15), A14 and wider motorway network.



DISTANCES

A45	Immediate
A14	7 miles
Rushden	1.5 miles
Wellingborough	5 miles
Bedford	13 miles
Northampton	15 miles

Express Park benefits from good access to the A45 (Junction 16) which feeds both the M1 Motorway (Junction 15) and the A1(M) Motorway to the Southwest and Northwest respectively. The A45 provides good access to the A14 at Junction 13 at Thrapston which is approximately 10 miles away.

Wellingborough Railway Station is located approximately 4 miles away, which provides direct access to London St Pancras International (47-minute total journey time).





TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

Rent upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All rents, prices, etc are exclusive of VAT at the prevailing rate unless specifically advised to the contrary.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VIEWING For further information or to view contact:



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