



UNITS 3&4  
**EXPRESS PARK**

Rushden Northamptonshire NN10 6GL

**Two Modern  
Industrial/Warehouse Units  
TO LET**

24,017 - 48,106 sq ft (2,231 - 4,469 sq m)

**TO BE COMPREHENSIVELY REFURBISHED**



Established Distribution  
Warehouse Location



Immediate  
Access to A45



Self-Contained  
Yard Areas



Available  
individually or  
combined

Units 3 & 4, Express Park comprise two semi-detached Industrial/Warehouse units that once fully refurbished will benefit from the following specification:

-  **Steel portal frame construction**
-  **7.1m minimum eaves height**
-  **1 Level access loading door (Unit 4)**
-  **2 Level access loading doors (Unit 3)**
-  **LED lighting throughout**
-  **Ground & First floor offices/ancillary accommodation**
-  **Large self-contained yard**
-  **Car parking area**

## SERVICES

We understand the property benefits from all mains services with the exception of gas which will be disconnected. Interested parties are recommended to make their own investigations in this regard.

## BUSINESS RATES

The properties are currently assessed as a whole. The Rateable Value (within the 2023 list) for both units combined is £245,000. The draft Rateable Value for 2026 list is £292,500. The Rateable Value will need to be separated out for the individual units at the appropriate time. The current Uniform Business Rates for 2025/26 is 0.55p in the £. We would recommend interested parties make their own enquiries in this regard.

## EPC

It is anticipated that the property will have an EPC Rating within Band B once the refurbishment has been completed.

## SERVICE CHARGE

The incoming tenant is to contribute towards the cost of maintaining the communal areas by way of a service charge. Full details of the current costings in this regard are available on application.

ACCOMMODATION		
	SQ FT	SQ M
<b>UNIT 3</b>		
WAREHOUSE	21,697	2,016
GF OFFICES/ANCILLARY	1,196	111
FF OFFICES/ANCILLARY	1,196	111
<b>UNIT 3 TOTAL</b>	<b>24,089</b>	<b>2,238</b>
<b>UNIT 4</b>		
WAREHOUSE	21,625	2,009
GF OFFICES/ANCILLARY	1,196	111
FF OFFICES/ANCILLARY	1,196	111
<b>UNIT 4 TOTAL</b>	<b>24,017</b>	<b>2,231</b>
<b>OVERALL TOTAL (GIA)</b>	<b>48,106</b>	<b>4,469</b>





**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.



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.



**RUSHDEN LAKES OCCUPIERS INCLUDE:**

- BOOTS
- COSTA COFFEE
- FIVE GUYS
- GREGGS
- M&S
- NANDO'S
- PIZZA EXPRESS
- WAGAMAMA
- ZIZI

**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 East. 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).



reduce.mandolin.pampered

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