

£2.25 MILLION FIT-OUT INSTALLED



LIGHTING



RACKING



SPRINKLERS

R300

RUSHDEN R300

SHIPTON WAY | EXPRESS BUSINESS PARK | RUSHDEN NN10 6GL

PRIME FULLY FITTED

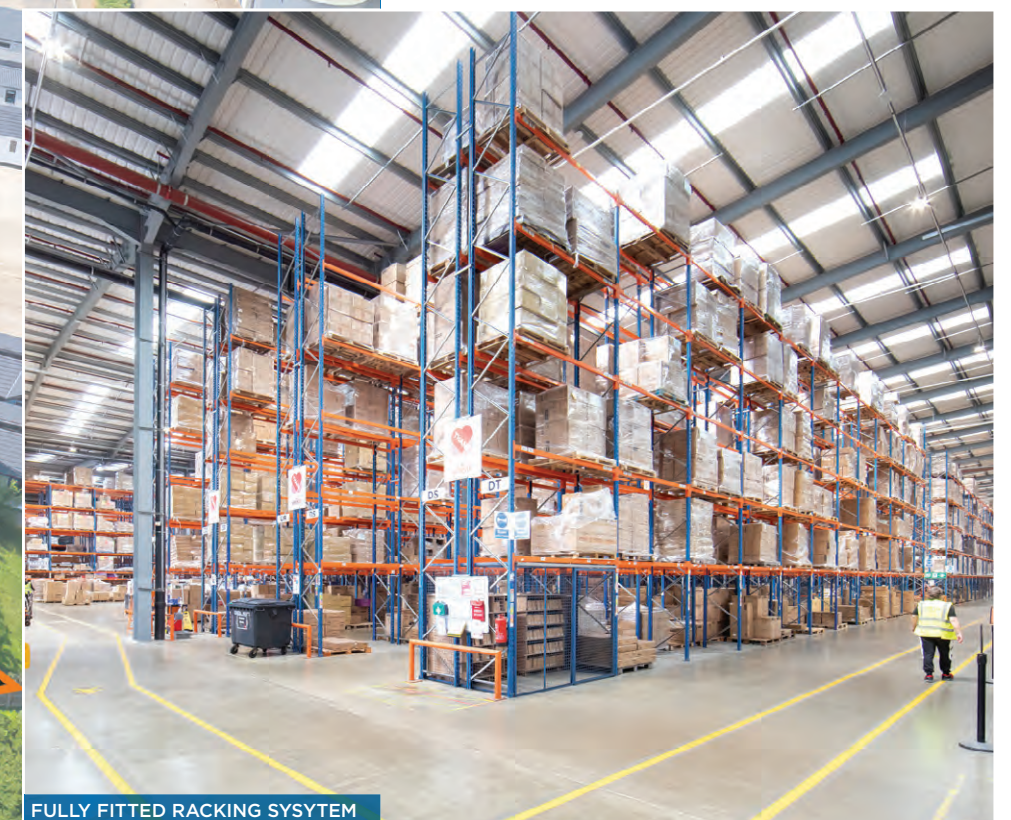
DISTRIBUTION WAREHOUSE

312,850 SQ FT

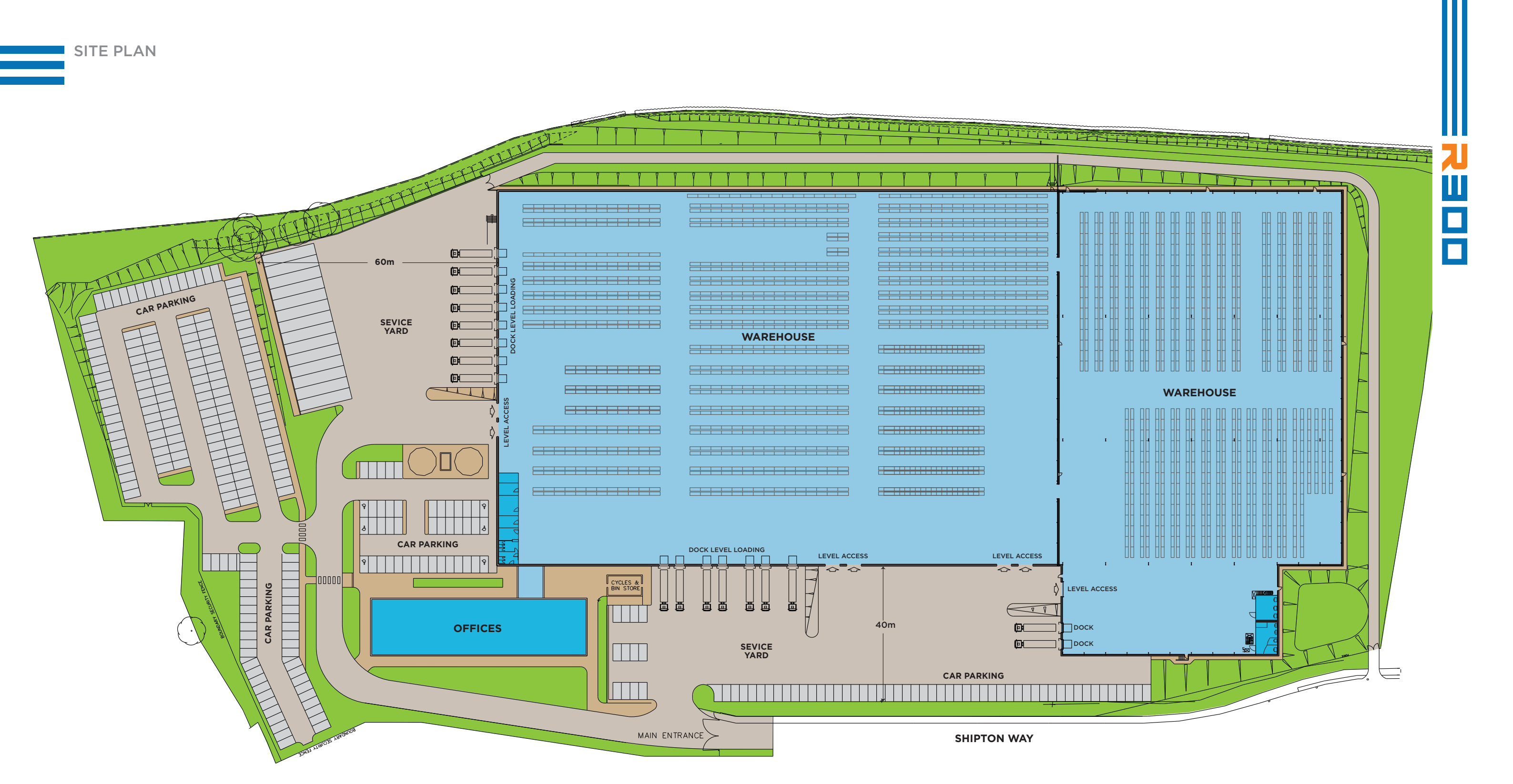
RUSHDEN 300



A PRIME, FULLY FITTED, HIGH SPECIFICATION DISTRIBUTION WAREHOUSE OF 312,850 SQ FT. OFFERING A MODERN, FULL HEIGHT RACKING SYSTEM WITH 24,511 PALLET CAPACITY AND LOADING TO TWO ASPECTS



FULLY FITTED RACKING SYSTEM



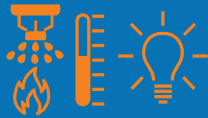
ACCOMMODATION (GIA)

Warehouse*	176,005 sq ft	16,351 sq m
Extension	105,986 sq ft	9,846 sq m
Offices and Link Building	30,859 sq ft	2,867 sq m
TOTAL	312,850 sq ft	29,064 sq m

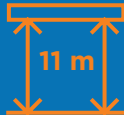
*Excluding mezzanine floor and first floor cellular offices in the warehouse

Site Area: 14.444 acres (approx) - 46.8% site coverage

SPECIFICATION



FULLY FITTED WAREHOUSE



11 METRE WAREHOUSE CLEAR HEIGHT



7 GROUND LEVEL LOADING DOORS



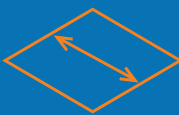
17 DOCK LEVEL LOADING DOORS



HIGH SPECIFICATION OFFICES



SELF-CONTAINED SITE



TWO SUBSTANTIAL YARDS



FULL HEIGHT RACKING SYSTEM

RECO



TWO SERVICE YARDS



FITTED OFFICES



RECEPTION



LOADING AND DOCK DOORS



3 STOREY OFFICE POD

RUSHDEN300 lies at the Southern end of Shipton Way, situated adjacent to the A45 on an established business park in the UK's key distribution region.

Junction 16 of the A45 is located 600 metres from the property, which in turn provides easy access to the M1, A14 and wider motorway network.



LOCATION

Rushden lies 3 miles East of Wellingborough and is located on the A45 dual carriageway in Northamptonshire, the Country's distribution heartland.

The A45 dual carriageway links the M1 at Junction 15 to the A14 at Junction 13.

Rushden is a key distribution location with occupiers including DHL, Doc Martens/Airwair, Morrisons, Urban Outfitters, ITW Performance Polymers and Spartoo/Rubber Soles.



MILAGES

A45 - J16	0.4 miles	M1 - J15	16 miles
Wellingborough	3 miles	Milton Keynes	23 miles
A14 - J13	9 miles	M25	53 miles
Northampton	14 miles	Birmingham	70 miles
Bedford	15 miles	London	79 miles



RENT

Rent upon application.

RATES

Interested parties should make their own enquiries with North Northamptonshire Council.

TERMS

The property is available to let on a new FRI lease on terms to be agreed.

COSTS

Each party to bear their own costs incurred in this transaction.

EPC

EPC rating - C.

VIEWING

For further information please contact the sole agents:



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