



Modern Industrial/Warehouse Building with Low Site Cover

Former Travis Perkins Site,

150 High Street, Rushden, Northamptonshire, NN10 0PB

6,197 sq. ft on 0.83 Acres Site

TO LET



KEY FEATURES



Site area 0.83 acres (0.34 ha)



3 Roller Shutter Loading Doors



Redevelopment potential (STP)



Low Site Coverage



3 Phase Power



Fully Fenced Secure Yard & Site



LED Lighting

LOCATION :

The building /site occupies a highly prominent position on the corner of High Street, Station Approach and Rectory Road, directly to the north of Rushden Town Centre.

A large Asda Superstore is adjacent and the site is located only 2.2 miles from the A45 and Rushden Lakes Shopping Centre.

DESCRIPTION :

The Former Travis Perkins Site in Rushden presents a modern industrial/warehouse building with low site coverage and redevelopment potential for a variety of uses (subject to planning). The property features a minimum internal eaves height of 6m (warehouse) and 3.95m (low bay area) and comprises three roller shutter loading doors, LED lighting, fully fenced secure yard and site, steel portal frame construction, 3-phase power, and a separate workshop/showroom/trade counter facility.

PREMISES:

FLOOR	AREA SQFT	AREA SQM
WAREHOUSE	3,476	322.93
SHOWROOM	2,721	252.79
TOTAL	6,197	575.72

CONTACT:



Sam Sutton
07794081052
info@phillipssutton.co.uk

TENURE :

On the new lease to be agreed

RENT :

£100,000 per annum

RATEABLE VALUE :

We are advised that the Rateable Value as of the 1st April 2023 will be £43,750. The rates payable - April 23 / March 24 are estimated at £22,400 and maybe subject to some transitional relief.

LEGAL COST :

Both parties to pay their own legal costs.

SERVICES :

All mains services are available or connected, but purchasers are advised to satisfy themselves in this regard.

EPC:

C, 60

ANTI MONEY LAUNDERING :

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

