

Lot 20, Former [Tastepoint] Factory Premises, Denington Industrial Estate, Turnells Mill Lane, Wellingborough,

Northamptonshire NN8 2RB

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Substantial Freehold Industrial/Warehouse Development & Investment Opportunity

www.acuitus.co.uk

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Property Information

Substantial Freehold Industrial/Warehouse Development & Investment Opportunity

- Circa 48,864 sq ft on approximate site area of 1.90 acres (0.77 hectares)
- Former manufacturing/laboratory site
- Refurbishment, Investment, Development & Change of Use Opportunity (subject to consents)
- Of interest to developers, owner occupiers and investors
- Situated on the established Denington Industrial Estate where other occupiers include Topps Tiles, Halfords Autocentre, Screwfix and Toolstation
- Low Capital Value on Guide Price (circa £22.50 psf)

Lot
20

Auction
2nd November 2023

Vacant Possession

Status
Available

Sector
Development

Auction Venue
Live Streamed Auction

Location

Miles 10 miles north-east of Northampton, 18 miles north of Bedford, 70 miles north of Central London

Roads A1, A45, A509, A5193, M1

Rail Wellingborough Rail Station

Air Luton Airport

Situation

Wellingborough is situated 10 miles north-east of Northampton and 70 miles north of Central London. The property boasts excellent communication links being next to the A45 which links to the A1 (25 miles to the east) and M1 (19 miles to the west). The property is situated on the established Denington Industrial Estate where other occupiers include Topps Tiles, Halfords Autocentre, Screwfix and Toolstation.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises two buildings with a former manufacturing warehouse and ancillary office accommodation arranged over ground, first and second floors. The property benefits from extensive car parking for about 45 cars to the front and side as well as access from both Turnells Mill Lane and Denington Road.

VAT

VAT is applicable to this lot.

Planning

The property may lend itself to alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with North Northamptonshire Council. (www.wellingborough.gov.uk) (Phone: 0300 126 3000).

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Floor	Use	Floor Areas GIA Approx sq m (1)	Floor Areas GIA Approx sq ft (1)	Possession
Ground/First/Second	Former Manufacturing/Laboratory/Offices/Plant Room/Offices/Ancillary	4,539.67	(48,864)	VACANT
Total		4,539.67	(48,864)	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

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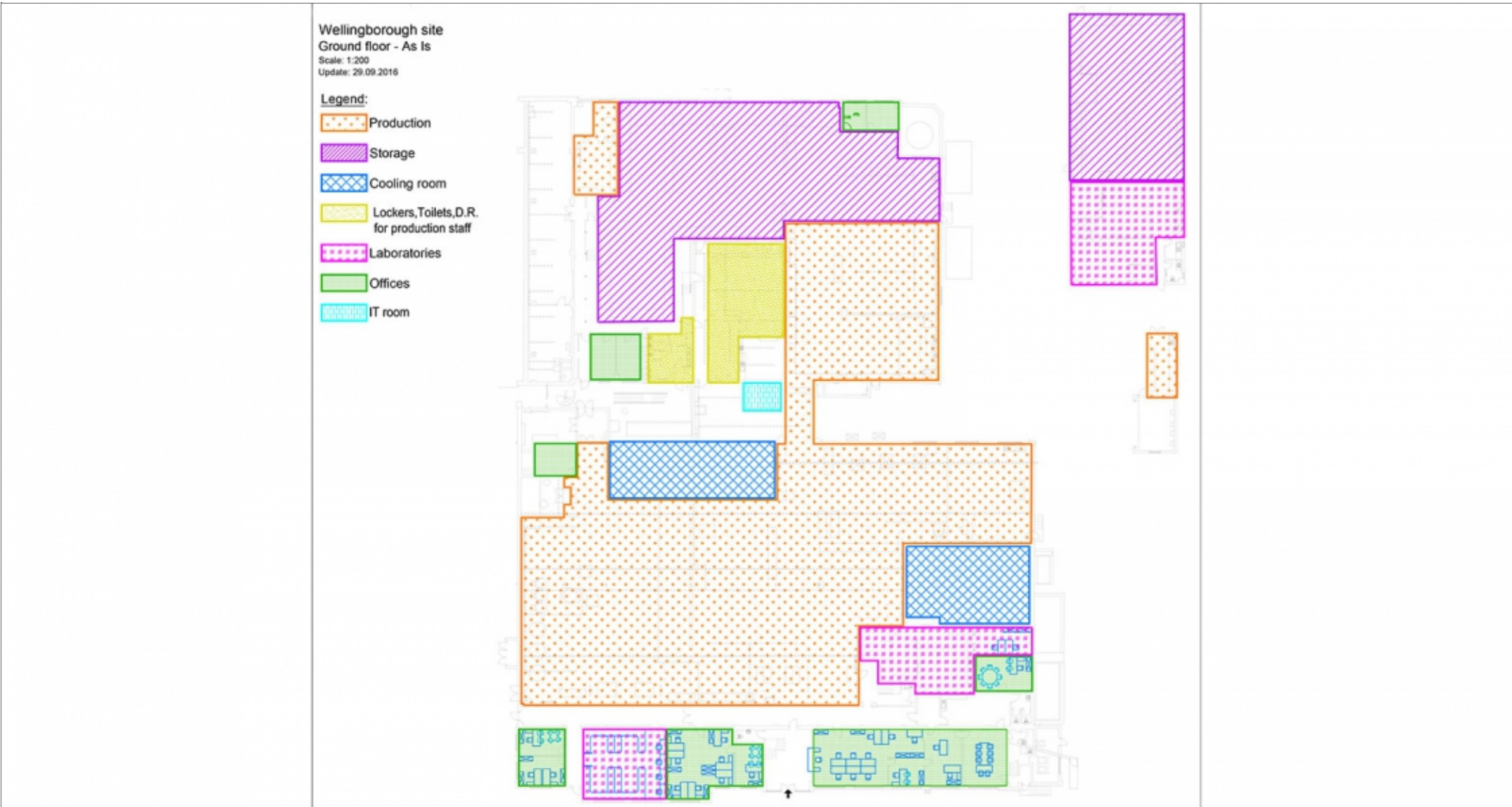


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Wellingborough site
First floor - As Is
Scale: 1:200
Update: 27.09.2016

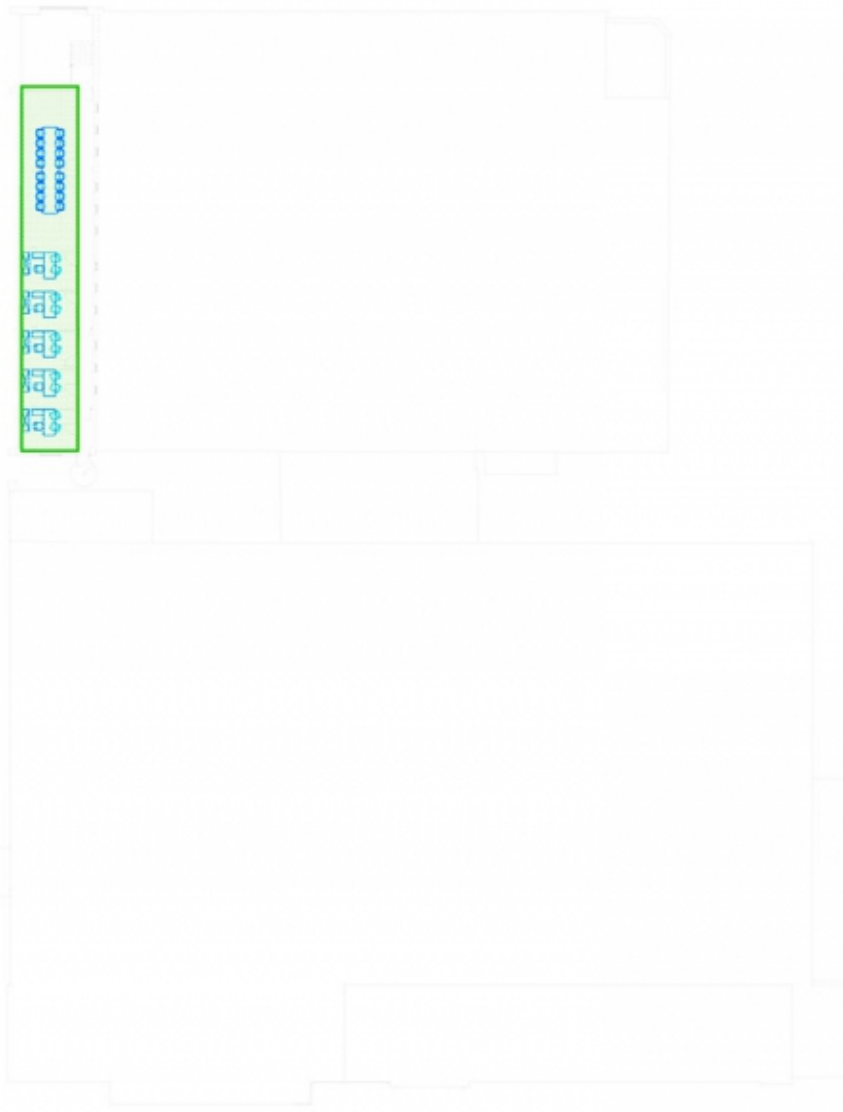
Legend:
 Laboratories
 Offices



Wellingborough site
Second floor - As Is
Scale: 1:200
Update: 27.09.2016

Legend:

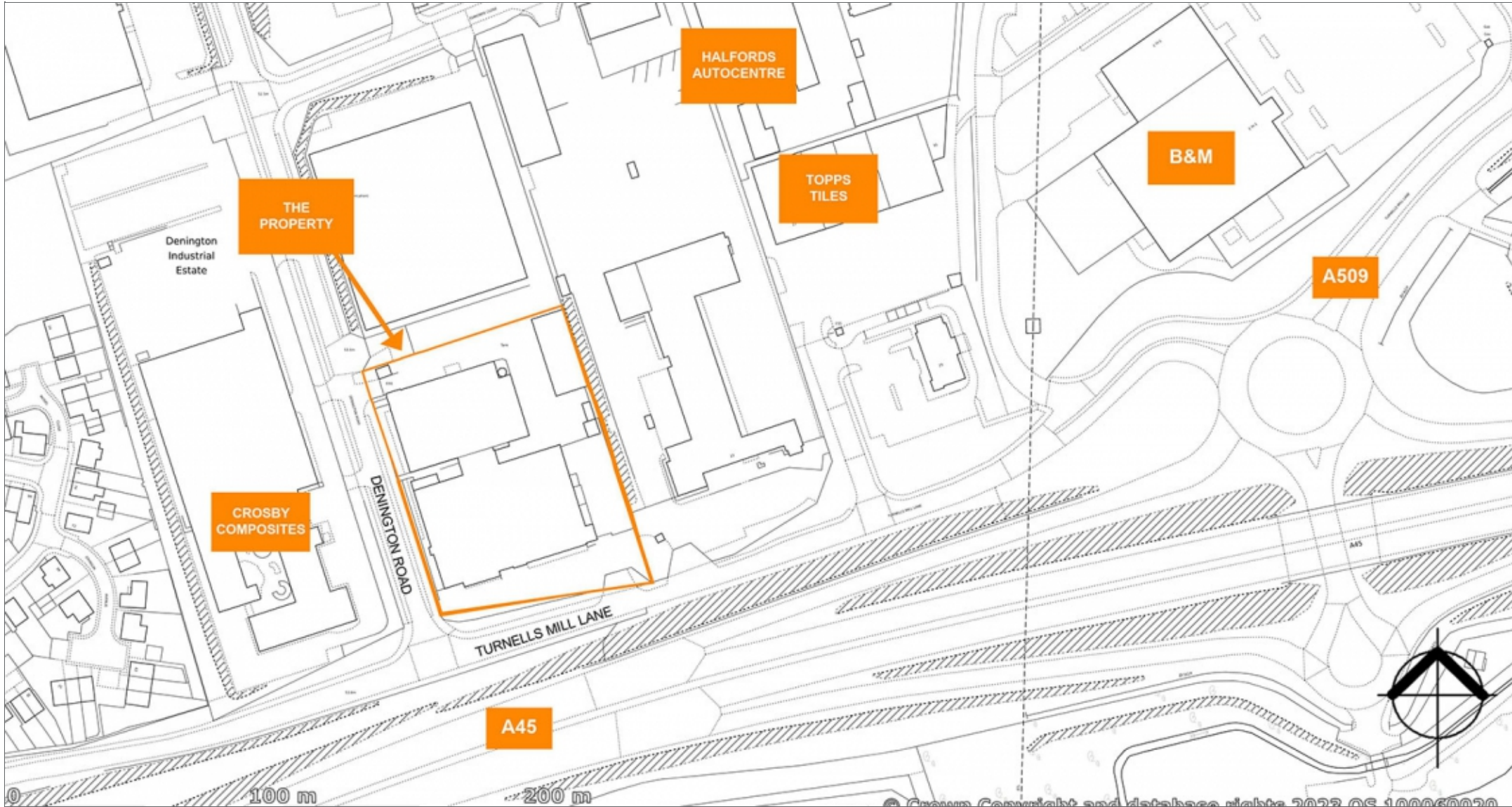
 Offices



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September 2020