

# For Sale / To Let

## Detached Industrial / Business Unit

Domino House 26 - 30 Morris Close  
Park Farm Wellingborough NN8 6XF



- Detached unit standing upon self contained plot
- Accommodation includes good quality, refurbished offices
- Located on the popular Park Farm Industrial Estate
- Large car park

For Sale Offers in the region of £750,000 | To Let £60,000 per annum exclusive

## Location

The premises are situated on Morris Close and lie close to the A509 which forms part of the Wellingborough ring road system. The A45 is situated nearby which provides a direct link to the M1 motorway at junction 15 and the A14 (M1/A1 link road) at the Thrapston junction.

The surrounding locality comprises a mixed range of predominantly industrial properties. A number of prominent companies have established businesses operating from the Park Farm Estate.

## Accommodation

The premises comprise a detached industrial/business unit situated upon the popular Park Farm Industrial Estate. The building was originally constructed as two adjoining units but has been adapted for use as a single property. Two storey office accommodation is provided within both sides of the building with the main offices within the right hand section having been refurbished to a high standard.

The remaining accommodation comprises an open plan production/warehouse area which can be accessed via two, sectional loading doors incorporated within the front elevation.

Externally, the premises stand upon a good size self contained site accessed from Morris Close. To the front of the building, there is a surfaced car park that provides a number of allocated car parking spaces together with access to the building for loading purposes.

## Areas

|              | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| All areas    | 7,510        | 697.68        |
| <b>TOTAL</b> | <b>7,510</b> | <b>697.68</b> |

## Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

## Price / Rent

For sale Offers in the region of £750,000  
To Let £60,000 per annum exclusive

## Terms

The premises are available to purchase with vacant possession or alternatively, a lease may be considered upon flexible new terms.

**Rateable Value:** £54,000

## Legal costs

Each party is to be responsible for their own legal costs.

## VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

## EPC

Awaited.

## Services

We understand that all mains services including water gas drainage and electricity are available to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

## Viewing

To View and for further details please contact:

**Charles Church - Underwoods**  
cc@underwoods.co.uk  
Telephone: 01604 404060  
Direct Line: 01604 783004

**Ravi Varambhia - Underwoods**  
rv@underwoods.co.uk  
Telephone: 01604 404060  
Direct Line: 01604 774149



[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Underwoods  
Shire House, Pyramid Close, Northampton NN3 8PH  
Tel: 01604 404 060  
Web: [underwoods.co.uk](http://www.underwoods.co.uk)