

Wellingborough

1 & 2 Morris Close Park Farm Industrial Estate Northamptonshire NN8 6XF

- **Freehold Industrial Investment**
- **Prominent position on Park Farm Industrial Estate**
- **Accommodation totalling 1,042.5 sq m (11,223 sq ft)**
- **Approximately 1.5 miles north-west of Wellingborough town centre**
- **Reversion 2022**
- **Current Rent Reserved**
£56,500 pa



Tenure

Freehold.

Location

Wellingborough is located 11 miles to the north-east of Northampton and 7 miles to the south of Kettering and has a resident population of some 39,000. The town is served by the A45, which provides easy access to the M1 motorway some 14 miles to the west, with the A14 dual carriageway some 6 miles to the north.

The property is situated on the south side of Morris Close, between its junctions with Newton Close and Sinclair Drive.

Occupiers close by include DTK Water, Keb (UK), Europcar, Day & Coles Agricultural Limited, BBH Hydraulics Ltd, Unifiller, ProPrint and TNT, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor warehouse/industrial unit together with integrated office and ancillary accommodation over part ground and first floors. There are 31 car parking spaces allocated to the property.

The property provides the following accommodation and dimensions:

Ground Floor Warehouse	456.10 sq m	(4,910 sq ft)
Ground Floor Office/Ancillary	245.60 sq m	(2,644 sq ft)
First Floor Office/Ancillary	340.80 sq m	(3,669 sq ft)
Total	1,042.50 sq m	(11,223 sq ft)

Tenancy

The entire property is at present let to PHOENIX FRAGRANCES LIMITED for a term of 10 years from 28th May 2012 at a current rent of £56,500 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

Rights to Pre-emption

The property is to be sold free from any rights under the pre-emption agreement as noted at entry 5 of the Charges Register title NN86510.

Tenant Information

Phoenix Fragrances designs and manufactures fragrances for major toiletry and household product manufacturers worldwide.
Website Address: www.phoenix-fragrances.co.uk
For the year ended 30th April 2017, Phoenix Fragrances Limited did not report a turnover or a pre-tax profit, but reported shareholders' funds and a net worth of £1,339,507. (Source: Experian 23.07.2018.)

VAT

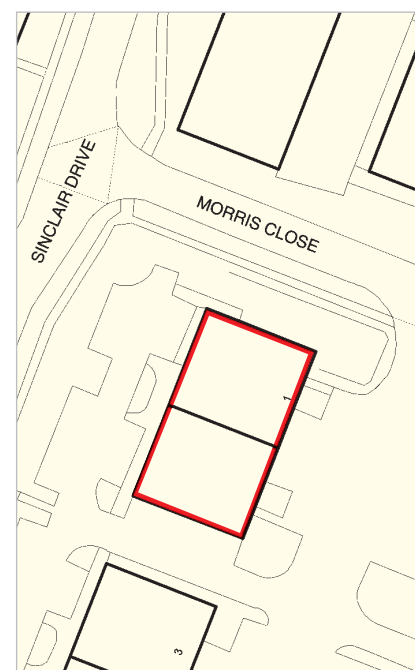
VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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