

TO LET

Former BT Depot - Two Warehouse Buildings and Offices



Former BT Depot, Sanders Road, Finedon Road Industrial Estate, Wellingborough, Northamptonshire, NN8 4NL

- 14,108 sq ft workshop and offices
- Large site area 3.58 acres
- 3.3m eaves
- 5 ground level loading doors
- Fluorescent strip lighting, and heating
- Large external storage areas
- Ample car parking

14,108 sq ft (1,311 sq m)

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

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Property Ref: [22340](#)

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Former BT Depot, Sanders Road, Finedon Road Industrial Estate, Wellingborough, Northamptonshire, NN8 4NL

DESCRIPTION

The property comprises two warehouse buildings with interconnecting offices. The building is of steel truss frame construction with brick elevations to a pitched steel profile clad roof, with translucent roof panels.

The warehouse benefits from 5 ground level loading doors, 3.3m eaves, fluorescent strip lighting, and heating to the warehouse. The offices are mainly cellular, with canteen, break out areas and wc's. The offices benefit from radiators, fluorescent lighting and perimeter trunking.

Externally there is external storage areas and ample parking.

LOCATION

The premises are located on Sanders Road, on the popular and well established Finedon Road Industrial Estate, approximately 1.5 miles north of Wellingborough Town Centre. The A509 and A45 are both within easy reach and offer speedy access to the A14 at J7. The M1 is approximately 14 miles to the West.

Wellingborough also offers good rail connections to London on Midland Mainline with a fastest journey time of 54 minutes.

Nearby occupiers include Weatherbys, Scania Trucks, Bokomo Foods and City Electrical Factors.

PLANNING

We understand that the premises have planning consent for use as a warehouse in accordance with class B1, B2, B8 of the Town and Country Planning (Use Classes) order 1987.

Interested parties are advised to make their own enquiries to the local planning authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be charged at the prevailing rate unless stated otherwise.

SERVICE CHARGE

We understand that all mains services are connected to the property.

FLOOR AREAS

The Property has the following approximate gross internal floor areas

Warehouse 1	6,008 sq ft	/	558.16 sq m
Warehouse 2	2505 sq ft	/	2505 sq ft
Office	5,595 sq ft	/	519.79 sq m
Total	14,108 sq ft	/	1,310.68 sq m



Misrepresentation Act

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Energy Performance Certificate Non-Domestic Building



TEC AND STORES
70-78 Sanders Road
Finedon Road Industrial Estate
WELLINGBOROUGH
NN8 4NL

Certificate Reference Number:
9194-3072-0970-0302-7395

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **89**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 921
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 100.11

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

70 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate Non-Domestic Building



MOTOR VEHICLE WORKSHOP
70-78 Sanders Road
Finedon Road Industrial Estate
WELLINGBOROUGH
NN8 4NL

Certificate Reference Number:
0920-1993-0307-9771-3044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **135**

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 485
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 49.85

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

71 If typical of the existing stock

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