



UNIT 10

# WARTH PARK

RAUNDS | NORTHAMPTONSHIRE | NN9 6NY

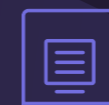
244,400 SQ FT WELL SPECIFIED  
MODERN LOGISTICS FACILITY

## DESCRIPTION

Warth Park is an established industrial and warehouse location with existing occupiers including Howdens, DSV, Muller, DPD, Whirlpool and AirWair.

Constructed approximately 15 years ago, Unit 10 Warth Park provides a 244,403 sq ft well specified modern industrial and logistics facility.

Unit 10 has a total of 29 loading doors 6 of which are level access with canopy provision. The building has a large secure yard area providing ample HGV parking, loading and circulation areas. It has an eaves height of 12.5m.



23 DOCK LEVEL DOORS



FM2 FLAT FLOOR



6 LEVEL ACCESS DOORS



600 KVA POWER SUPPLY WITH 500 KVA BACK UP GENERATOR



LED PIR LIGHTING



DOUBLE HEIGHT RECEPTION AREA



12.5M EAVES HEIGHT



4 EV CAR CHARGING



2 STOREY FULLY FITTED OFFICES



211 CAR PARKING SPACES (INC EV CHARGING)



CANOPY TO LEVEL DOORS



WAREHOUSE HEATED AND LIT



LARGE EXTERNAL YARD



# ACCOMMODATION

Internally the unit has been well maintained to both office and warehouse areas. The 2 storey offices are attached to the warehouse. The ground floor provides a double height reception area and some offices but for the most part staff welfare and canteen facilities. The first floor is fitted out as mostly open plan office space. The office space is air conditioned via heat pump and has raised floors.

The main warehouse area has an FM2 Flat floor. Heating and PIR Led lighting is provided as are male and female WC facilities. A drivers hub is positioned internally offering office areas and WC facilities.



	Sq Ft
Warehouse	230,710
Ground Floor Office/Welfare/Reception	6,347
Hub Office	1,065
First Floor Office	6,281
<b>TOTAL</b>	<b>244,403</b>

Sizes measured on the basis of Gross Internal Area

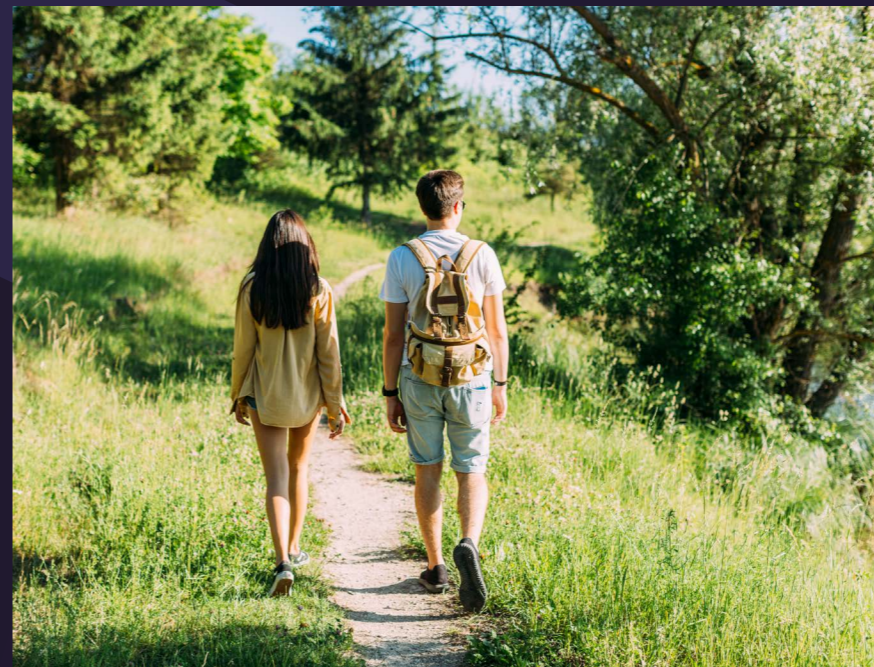
The below indicates the current racking provision in the unit and not the maximum pallet capacity of the building. The racking is part of the Landlords building and will remain unless not required.

VNA Racks Capacity	
Racks (26 Aisles)	54
Bays per Rack	15
Pallets Space per Bay (5 Levels)	25
Total Pallet Spaces per Rack	375
Total Pallet Spaces	20,250





# 244,403 SQ FT WELL SPECIFIED MODERN INDUSTRIAL AND LOGISTICS FACILITY






## WARTH COUNTRY PARK

Located on the estate is a new Country Park. Easily accessed from the premises is a park that covers an area of 27.3 acres and is suitable for dog walking, hiking or just taking a lunchtime stroll.

## LOCATION

Warth Park is located on the A45 main arterial route on the northern edge of Raunds and within a short drive of Rushden, Wellingborough and Thrapston.

	MILES	TIME
 A14	3.3	6 mins
A1(M)	18	20 mins
M1 (J15)	21	26 mins
M1 (J19)	34	36 mins
 DIRFT	39	47m
Hams Hall	60	1hr 8m
 Felixstowe	104	1hr 54m
Immingham	118	2hr 45m
Hull	122	2hr 43m
Southampton	147	2hr 44m
Dover	157	2hr 43m





## TERMS

Our clients occupy the premises on the basis of a 10 year lease from 16/03/2020. There is a tenant only break clause at the 5th anniversary of the lease (16/03/25) without penalty. The rent passing is £1,472,982 p.a. The lease is drawn on FRI terms and subject to a detailed schedule of condition. Our clients will consider disposal on either the basis of a sublease or assignment (subject to covenant). Alternatively, we have discussed with the landlord the potential for a new longer term lease.

## EPC

An EPC is being produced for the unit – the previous EPC that had expired indicated a rating of B41.

## RATEABLE VALUE

The Rateable Value is £1,320,000 in the 2023 Rating List. This level will be subject to some transitional relief. Interested parties are advised to make their own enquiries to the local authority.

## VIEWING

By arrangement with the sole agents.

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