

BUILD TO SUIT UNITS AVAILABLE

FROM 5,000 - 11,500 SQ FT - TO AN OCCUPIERS EXACT REQUIREMENTS

FOR SALE OR TO LET



PLOT 1
0.73 ACRES

PLOT 2
1.38 ACRES

A6

DIAMONDS
BUSINESS
CENTRE



NHS

DAVIDSONS
HOMES

ATTLEY WAY

DIAMOND WAY

NENE PARK | IRTHLINGBOROUGH | NN9 5GF

Boundaries are indicative only

AVAILABLE UNITS

Units can be designed and built to an occupiers exact requirements.

Plot 1 – up to 8,000 sq ft (743.22 sq m) on a 0.73 acre site.

Plot 2 – comprises 1.38 acres and works best split into two, with plots suitable for 5,000 sq ft (464.51 sq m) and 11,500 sq ft (1,068.38 sq m).

Both plots are available on a build to suit basis and either for sale freehold (on a staged payment basis) or potentially leasehold subject to tenant covenant.



LOCATION

Nene Park is located in the 'Heart' of Northamptonshire fronting the A6, immediately adjacent to the A45 in East Northamptonshire providing fast and easy access to the National Road Network including the A14 / A1 / M11 / M6 and M1.


The location / road network enables quick access to all of the major local towns including Kettering, Bedford, Rushden / Higham, Wellingborough and Northampton.


The sites are situated behind Aldi on the prestigious Nene Business Park in close proximity to the A45 which has direct access to the A14 at Thrapston and the M1 at J15.



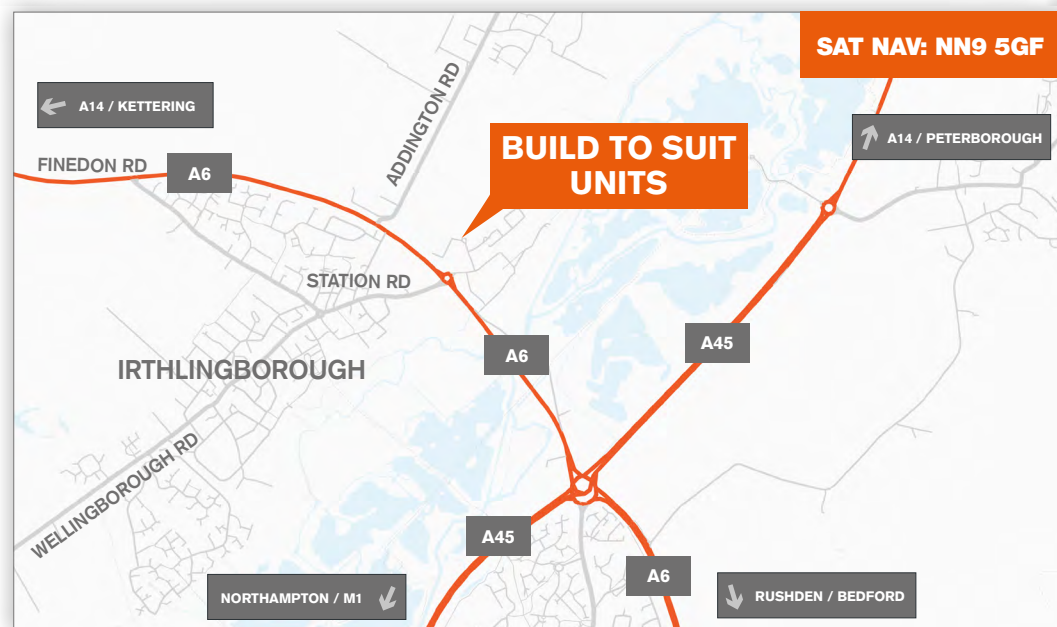
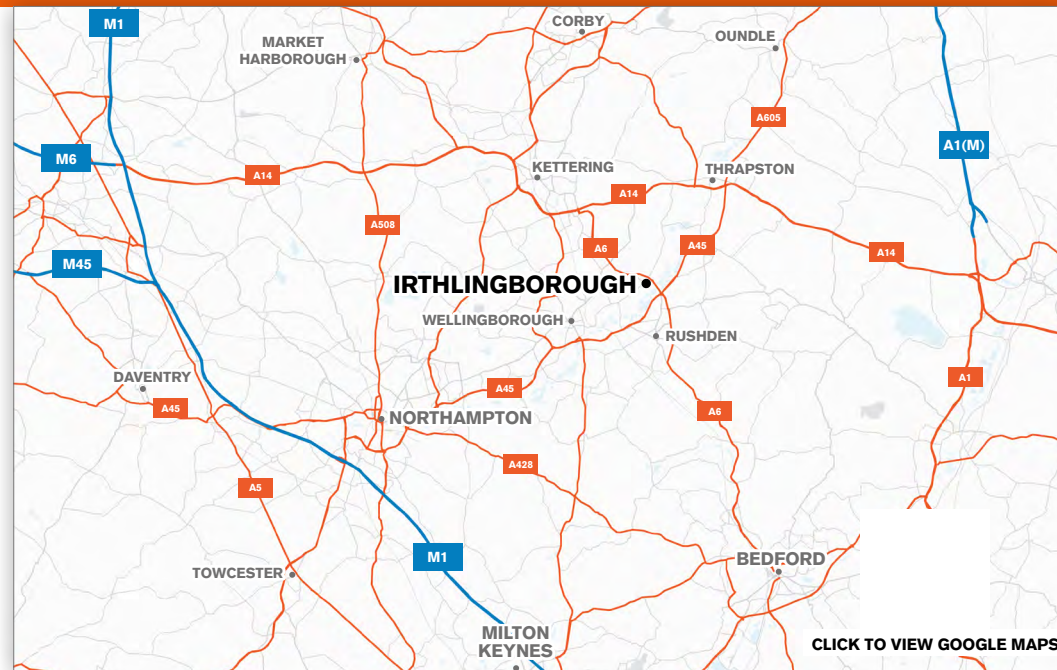
TRAVEL

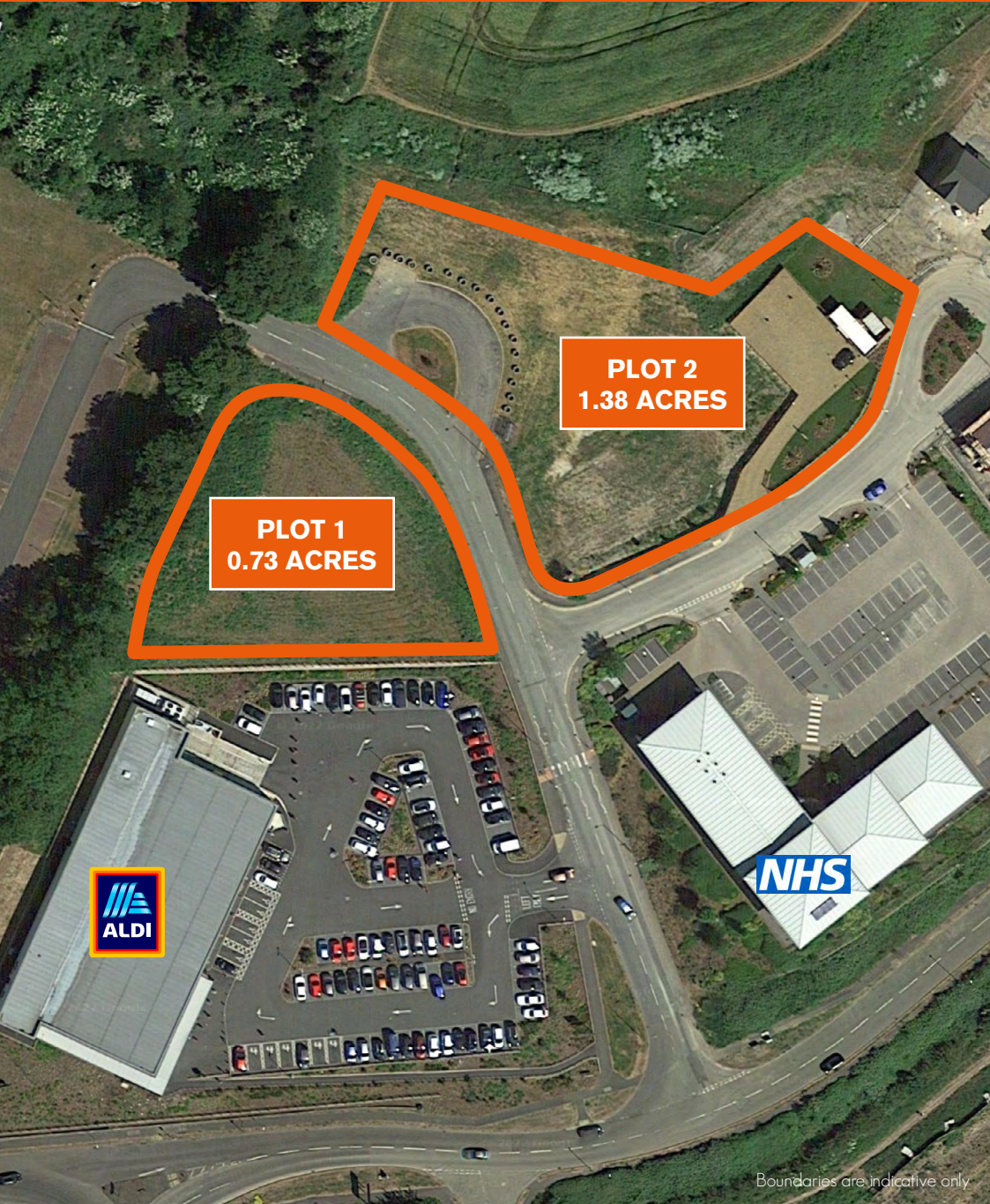
 Car	Distance
Northampton	16 miles
Birmingham	63 miles
London	74 miles
Manchester	145 miles

 Airport	Distance
Luton	37 miles
Birmingham	56 miles
East Midlands	61 miles
Heathrow	74 miles

 Road	Distance
A45	1 mile
A14 J10	5 miles
M1 J15	19 miles
M6 J1	29 miles

 Rail (from Wellingborough)	Time
Bedford	11 mins
Leicester	23 mins
London St Pancras	47 mins
Birmingham New St	90 mins





PLANNING

Both sites are suitable for Employment Use, but consideration will need to be given to the housing nearby. More information on request.

TENURE

The units are offered Freehold or potentially Leasehold.

VAT

We understand that VAT will be charged at the standard rate on the purchase price.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the purchaser or tenant.

SITE INSPECTIONS & FURTHER INFORMATION

Viewing is strictly by prior appointment only with the Vendors' Agent.

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