

NEW 10,000 SQ FT OFFICE/WAREHOUSE FACILITY
FOR TRIPAL INTERNATIONAL LTD NOW COMPLETED



Boundary is for indicative purposes only

OGEE BUSINESS PARK

FINEDON ROAD ESTATE
WELLINGBOROUGH | NN8 4BX

“A 24 ACRE SITE MASTER-
PLANNED TO PROVIDE OVER
350,000 SQ FT OF HIGH QUALITY
WAREHOUSE, INDUSTRIAL AND
OFFICE SPACE”

DESIGN & BUILD OPPORTUNITIES FROM 3,750 - 101,000 SQ FT

- INDUSTRIAL
- WAREHOUSING
- OFFICES

FOR SALE OR TO LET

www.ogeebusinesspark.co.uk



For indicative purposes only

■ LOCATION

Wellingborough is a prime business location with excellent communications to the rest of the UK. The M1, A1, A45 and A14 provide unlimited links to all parts of the country including the East/West route to the East Coast ports of Felixstowe and Harwich.

East Midland Trains offer a regular rail service to London St Pancras, with a 50 minute journey time from Wellingborough. St Pancras is now also the hub for the new high speed passenger rail connection to the Channel Tunnel.

The current population of Wellingborough is just over 75,000 and as part of the Milton Keynes South Midlands (MKSM) Study, the Government has identified the town as suitable for substantial growth in the next 30 years.

Current occupiers in the town include Booker, Budgens, Chubb, Cummins, The Open University, Weatherbys and Whitworths.

Ogee Business Park is situated on the Finedon Road Estate, approximately 1.5 miles north of Wellingborough town centre. Other occupiers include Bedford Battery Co Ltd, Double 'R' Glazing, Robinson Manufacturing and Tripal International.

■ EXISTING OCCUPIERS INCLUDE



Tripal International



Bedford Battery Co Ltd



Double R Glazing



Robinson Manufacturing



OGEE BUSINESS PARK

Ogee Business Park is a 24 acre site master-planned to provide over 350,000 sq ft of high quality warehouse, industrial and office space in a fully landscaped environment.

The site is accessible from all areas of Wellingborough. Buildings can be tailored to suit occupiers specific requirements in a size range from 3,750 - 101,000 sq ft (348 - 9,383 sq m).

To download the plans for Ogee Business Park, please visit our website:

www.ogeebusinesspark.co.uk

■ TENURE

Freehold and leasehold terms are available.

■ TYPICAL SPECIFICATION

- Fully landscaped sites
- 6 - 12 metres eaves height
- Stand alone or linked buildings
- Potential for fenced self contained service yards
- Full height sectional overhead loading doors and dock level access
- Offices fitted with suspended ceilings, heating and lighting
- Potential for further expansion

■ SERVICE CHARGE

There will be a service charge to cover estate maintenance and management.

■ VAT

All figures quoted will be exclusive of VAT unless otherwise stated.

■ FURTHER INFORMATION

For further information,
please contact the sole agents:

tdrake@drakecommercial.co.uk

nroberts@drakecommercial.co.uk

www.ogeebusinesspark.co.uk

Misrepresentation: Drake Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: (i) The particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute whole or part of, an offer or contract; (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Drake Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property. Services: We have not been able to test any of the services and installations and recommend that prospective purchasers or lessees arrange for a qualified person to check them before entering into any commitment. VAT: All rents, prices and charges quoted in these particulars may be subject to VAT. Liability: Drake Commercial will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 12.15 .