

A DEVELOPMENT BY:



# FOR SALE OR TO LET



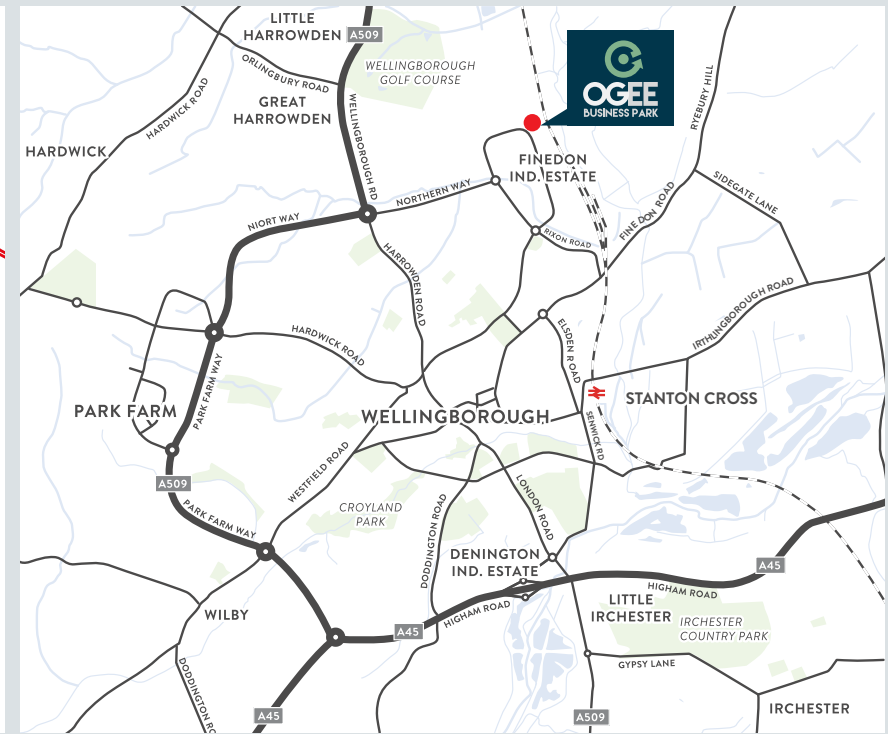
## OGEE BUSINESS PARK

FINEDON ROAD ESTATE  
WELLINGBOROUGH | NN8 4BX



DESIGN AND BUILD OPPORTUNITIES FROM  
**7,500 - 50,000 SQ FT** (696 - 4,645 SQ M)

ON A 24 ACRE SITE MASTER-PLANNED TO PROVIDE OVER 350,000 SQ FT  
OF HIGH QUALITY WAREHOUSE & INDUSTRIAL SPACE



**POSTCODE: NN8 4BX**

## LOCATION

Wellingborough is a key market town located in North Northamptonshire. It is an established 'golden triangle' industrial location, strategically located off the A45 providing excellent connectivity to the national motorway network via the M1 Motorway (Junction 15 – 15 miles) and A14 (Junction 8 – 9 miles).

Wellingborough also benefits from a mainline rail station offering an approx 50 minute service to London St Pancras.

## 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 7,500 - 50,000 sq ft (696 - 4,645 sq m).

To download the plans for Ogee Business Park, please visit our website: [www.ogeebusinesspark.co.uk](http://www.ogeebusinesspark.co.uk)

## TYPICAL SPECIFICATION



6- 10 metres clear to eaves



Excellent loading facilities



Detached or linked buildings



Fully landscaped site



Potential for self contained fenced service yards



Under offer

**Unit 3**  
 3a - 15,900sq.ft / 3b - 15,900sq.ft  
 Total GIA: 31,800sq.ft  
 GSA:2.02Ac  
 30454  
 85229

**Unit 2**  
 75061  
 17000  
 Total GIA: 16,590sq.ft  
 GSA:1.12Ac  
 Fire Boundary Condition

250  
 0000  
 26375 **Unit 1c** 29710  
 Total GIA: 7,500sq.ft  
 26375 **Unit 1e** 29710  
 Total GIA: 7,500sq.ft  
 35000 **Unit 1f** 29710  
 26375 **Unit 1a** 29711  
 Total GIA: 7,500sq.ft  
 29711 **Unit 1g**  
 Total GIA: 10,590sq.ft  
 GSA: 2.65Ac



**TENURE**

Freehold and leasehold terms are available.

**SERVICE CHARGE**

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

**FURTHER INFORMATION**

For further information, please contact the sole agents:

**DRAKE & PARTNERS**  
**01604 620616**  
[www.drakeandpartners.co.uk](http://www.drakeandpartners.co.uk)

**Nicholas Roberts**  
 07980 237407  
[nroberts@drakeandpartners.co.uk](mailto:nroberts@drakeandpartners.co.uk)

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By law we must comply with Anti-Money Laundering regulations which require us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant. We use a third party contractor to conduct these checks and all parties will be required to co-operate with them.