

Prime development sites to the fore

IN the Corby feature in last month's *Business Times*, I confirmed the new instruction and marketing initiative for 20 acres at Genner Park near Asda which we are promoting on behalf of Mulberry Developments, and now Gorell Barnes can confirm another prime development site instruction.

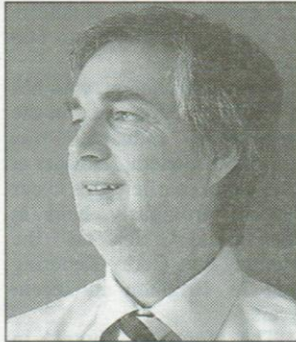
On behalf of Northamptonshire County Council, Gorell Barnes has been favoured with disposing of a 3.5-acre site at Park Farm Way on the edge of Park Farm Industrial Estate in Wellingborough.

The roughly triangular shaped site has a long frontage to the A509 and is immediately accessible off the southern Park Farm roundabout opposite Bannatyne's Leisure and Rutherford Drive.

The site is suitable for a number of uses including residential, roadside, such as a Costa Coffee, a drive through restaurant or, potentially, the land could be a suitable amenity and service for Park Farm by way of a convenience store or/and a pub or restaurant.

Alternatively, it would make a prestigious location for an office occupier or multiple representation or a mixture of these outlined uses. This is all subject to planning permission, which is currently being worked up.

Initial interest prior to marketing would suggest that



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the site will receive a high level of demand from its flexibility of use.

Talking of prestigious locations and sites, Gorell Barnes has been favoured with instructions on Corby Road in Weldon by Haverhill Property Management for either the letting or disposal of

the former Audiotel offices, amounting to 11,340 sq ft and sitting on 1.5 acres.

Audiotel has been represented in this very functional office building for a great number of years and has now relocated to Earlstrees Industrial Estate requiring more R and D workshop space and less office space.

Audiotel's former building provides for a mixture of open plan, individual and two to four occupier office suites, some with inter-connecting rooms and is, therefore, very functional and flexible.

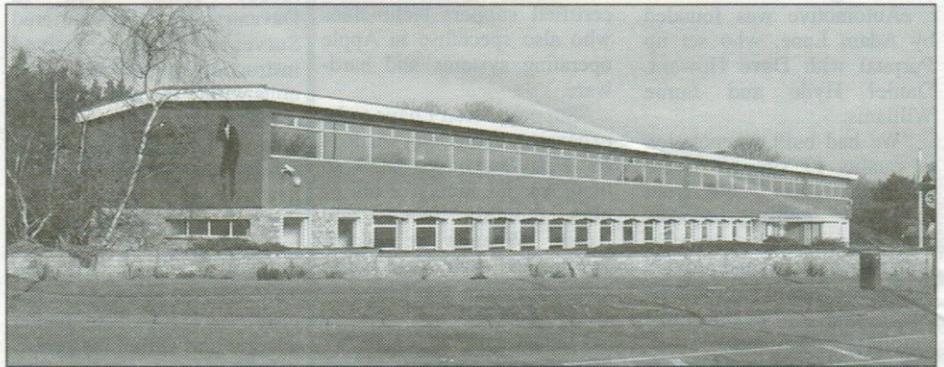
The property has excellent natural lighting due to the offices being long and thin with a full bank of windows on each extensive elevation.

The property has a beneficial system to the external internal walls to provide all data cabling, telephone points etc to

all the office accommodation. The property also benefits from a most attractive boardroom with lovely parquet flooring, good natural lighting and modern presentation equipment including a built-in projector. It will be suitable for an office owner/occupier although the building is suitable to be divided into four freehold self-contained suites which could be flexible in size but ranging from, say, 2,000 sq ft.

The property is available freehold in parts or in its entirety or as a lease, again in parts or in its entirety. In view of its configuration, the property would make excellent service offices for all sorts of businesses.

For further information on these propositions contact John Barnes on 01536 330100 or email john@gorellbarnes.com



The former Audiotel offices in Weldon are now available following the company's move to the Earlstrees Industrial Estate in Corby.