

FOCUS ON WELLINGBOROUGH INDUSTRY

GORELL Barnes has been favoured with instructions from Northamptonshire County Council to dispose of 3.5 acres of prime and high-profile land on Park Farm South in Wellingborough.

Park Farm was the success story of the 1980s and 90s, with substantial industrial and office development originally initiated through the Wellingborough Enterprise Zone vehicle. Substantial housing development also took place, partly to complement the employment opportunities adjacent at Park Farm.

The site now coming to the market is situated on the roundabout of Park Farm South opposite Bannatyne's Leisure and Rutherford Drive. This location is sandwiched between Park Farm South and further substantial adjacent housing.

The site also fronts the A509 road connecting the north and east of Wellingborough with the A45

dual carriageway.

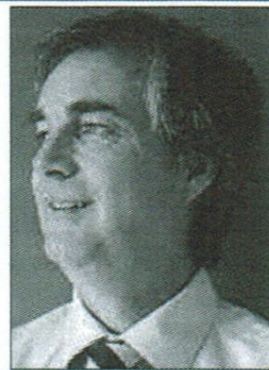
The site would, therefore, be most suitable for some amenity use to complement the residential and also the employment provision. This could include retail, restaurant, leisure, healthcare, roadside uses or even more office and/or residential.

The site has a huge frontage to the A509 and provides flexibility for uses, subject to planning.

Meanwhile, the High Street/Jackson Lane site in Wellingborough town centre has been in the news of late. The proposed developer, Keepmoat, has been knocked back on its proposals for a

Development is proposed

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mixed-use scheme on the north side of the town centre and it now remains to be seen whether the other development proposal, being an Asda supermarket, will now take its place.

There are also further proposals in Church Street with Tresham and the Enterprise Centre to update this old architecture.

Gorell Barnes has been active in Wellingborough of late and currently has a 20,000 sq ft and 40,000 sq ft warehouse available to lease or possibly purchase. Furthermore, Gorell Barnes will be having a 50,000 sq ft warehouse or factory coming onto the market in the foreseeable future.

The firm also has offices to let on the Denington Estate, comprising approximately

500 sq ft which could be further divided to provide for two occupiers. This is to be offered on a flexible lease at an all-inclusive rent.

Nearby, clients of Gorell Barnes at Nene Court Shopping Experience (anchored by Best Buys Outdoor Centre) are delighted with the excellent trading and beneficial mix of occupiers complementing each other in this now full scheme.

There is ample room on site for further refurbishment which will still maintain good car parking facilities and so a scheme for the second phase of the mixed-use opportunity is being worked up.

Potential traders are invited to register their interest now.

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