

Unit 1, Huxley Close, Wellingborough NN8 6AB



TDB
Real Estate
tdbre.co.uk



33,021 sq ft (3,068 sq m)
Grade A Warehouse with Newly
Refurbished Offices
TO LET / MAY SELL

33,021sqft Warehouse with 58m Self-contained Yard

- 11m Eaves Height
- Newly Refurbished Office and Warehouse
- 2 x Level access & 1 Dock level loading door
- 30 parking spaces

KEY FEATURES



Details

Grade A Building with a Large Self-contained yard



Rent

£365,000 per annum



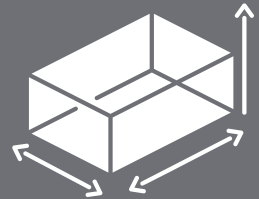
Location

Wellingborough NN8 6AB



Loading

2 x Level Access
1 x Dock Level



Size

33,021 sq ft (3,068 sqm)



Height

11m Eaves Height



← A14 - J13 (14 miles/20mins)

M1/J15 (14 miles/18mins) →

A 45

A14 - J9 via A509
(6.5miles/12mins)
←



Location

Wellingborough is located to the East of Northampton and is well positioned to take advantage of the County's communications network including the A45 dual carriageway, M1 motorway (accessible via the A45) and the A14 (5 miles away) linking the east coast ports with the M6. Providing efficient access to national distribution routes and key east coast ports. Felixstowe, the UK's busiest container port, is just 114 miles away and reachable in approximately 2 hours.

The Park Farm Industrial Estate is Located close to Wellingborough town centre, Unit 1 offers convenient access to a local labour pool, with 60% of the town's 56,564 residents of working age. Nearby cycle routes also support sustainable commuting options is the most prestigious in the Town.

Description

- Grade A Building
- Large Self-contained yard
- 2 x level access
- 1 x dock level loading door
- 11m Eaves Height
- Approx 30 parking spaces
- Canteen
- Newly refurbished offices
- Lift
- W/C facilities throughout warehouse & office
- LED Lights
- Raised access floors in office
- Kitchenette on each floor

Accommodation

	Sq Ft	Sq M
Warehouse	25,902	2,406.39
Ground Office	1,915	177.87
First Office	2,602	241.74
Second Office	2,602	241.74
Total	33,021	3,067.74

The areas are expressed on a gross internal basis and are approx. having been rounded.



Terms

The unit is available by way of a new full repairing and insuring lease at a quoting rent of £365,000 pa excl.

Rates

The current rateable value of the property is £232,000. Rates payable for the current financial year April 2026 – March 2027 equate to £128,760 approximately. Interested parties are advised to make their own enquiries.

VAT

The incoming tenant will be responsible for the payment of any VAT.

Services

We understand that all main services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises have an EPC rating of C-52. A certificate is available on request.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/antimoneylaundering/

Viewing

Viewing and further information via the sole/joint agents:

TDB
Real Estate
tdbre.co.uk
01604 60 40 20

Oliver Thompson
Oliver@tdbre.co.uk
07838 191 054

Jack Brown
Jack@tdbre.co.uk
07969 291 660

CSquared
0117 973 1474
www.csquaredre.co.uk

David Hawksley
David.Hawksley@cs-re.co.uk
07500 877 986

DISCLAIMER: TDBRE for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of TDBRE or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) TDBRE cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; (iii) no employee of TDBRE has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) TDBRE will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 1/21