Open Storage with Buildings (Subject to Planning Permission)

Millers Lane, Wellingborough NN8 2NF

TDB Real Estate
tdbre.co.uk

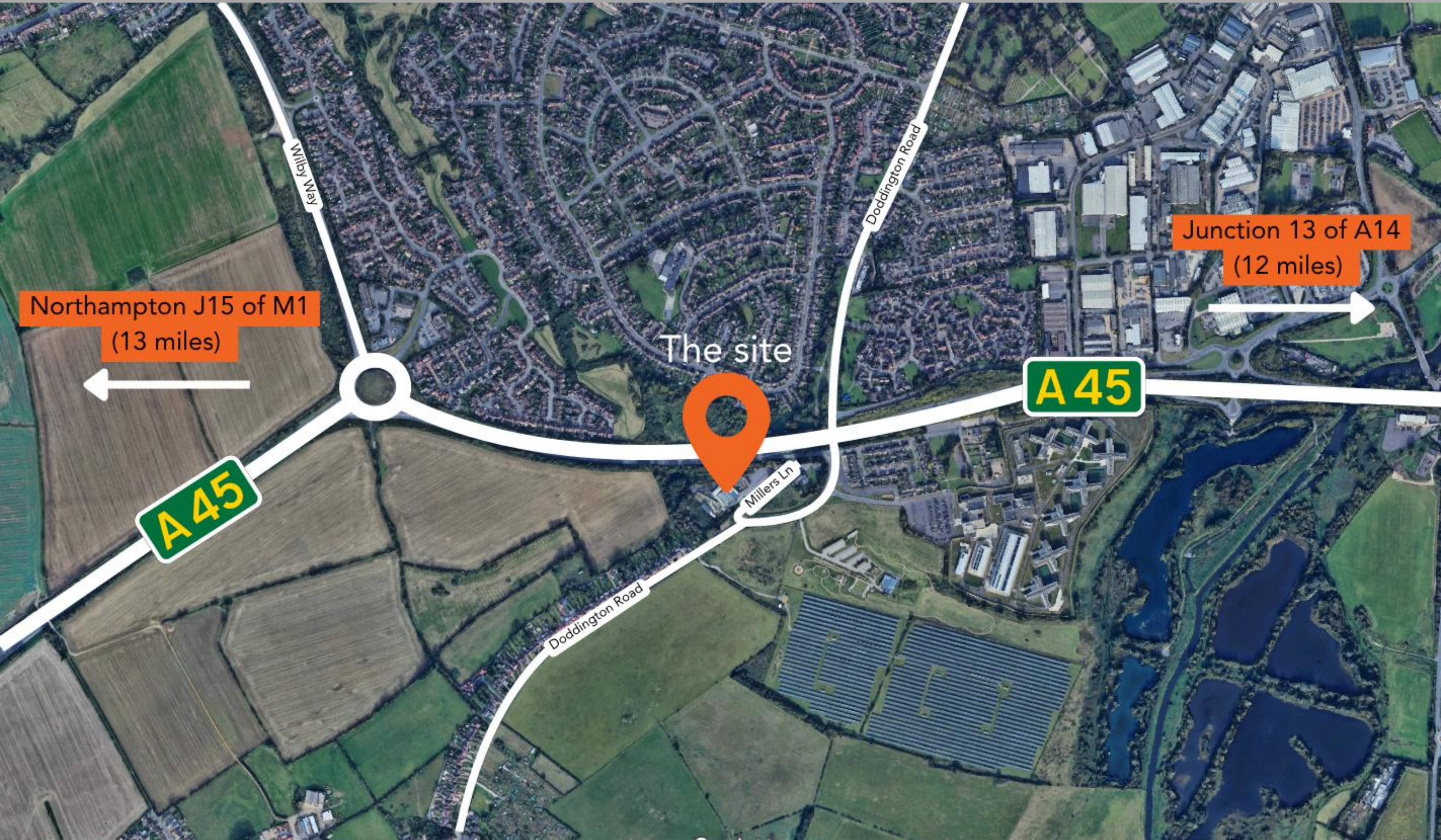
Industrial / Storage and Offices

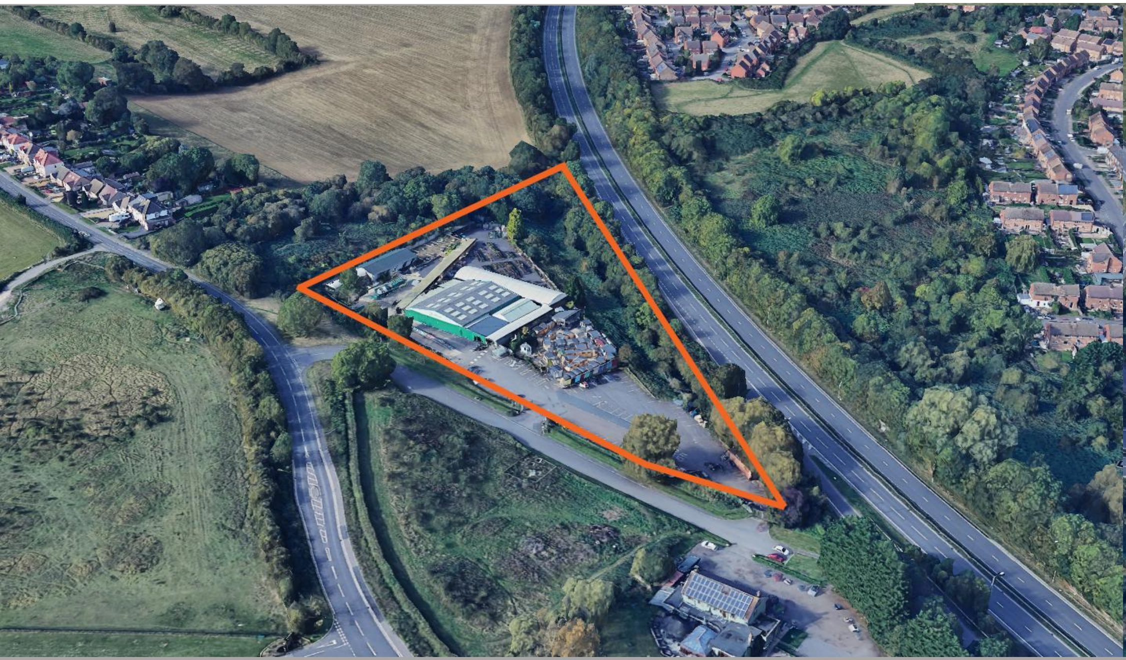
Totalling Circa - 9,750 sq ft (approx)

Site Area – 3.5 acres gross (approx)

TO LET / MAY SELL

- Immediate access to the A45 – M1 (J16) 13 miles and A14 (J13) 12 miles approx.
- Suitable for a variety of storage/manufacturing or quasi retail/display uses – Subject to planning permission
- Net Site Area – 2.2 acres or thereabouts
- Mainly tarmac/hardcore/gravel surfacing with full perimeter fencing


Wilby Way
Doddington Road
Junction 13 of A14
(12 miles)
Northampton J15 of M1
(13 miles)
The site
A 45
A 45
Millers Ln
Doddington Road



Location

The site is located immediately adjacent to the A45 approximately 1.5 miles to the South West of Wellingborough town centre, immediately adjacent to the A45 – which provides direct dual carriageway access to J15 of the M1 motorway at Northampton (approx 13 miles) and part dual/single carriageway access to J13 of the A14 (approx 12 miles)

<u>Approximate connection distances include:</u>

Wellingborough train station = 2 miles
Northampton = 10 miles
Northampton Train Station = 12 miles
Thrapston Junction 13 of A14 = 12 miles
Northampton J15 M1 = 13 miles
Kettering = 10 miles
Corby = 19 miles

Description

The site provides a gross site area of approximately 3.5 acres, with a net area of 2.2 acres and being mainly tarmac and hardcore/gravel in part.

There are two principal buildings on the site comprising a steel frame/metal clad industrial/warehouse unit, together with a detached office/workshop offering potential for a variety of uses, subject to the satisfactory granting of relevant planning permissions in respect of any proposed uses outlined.

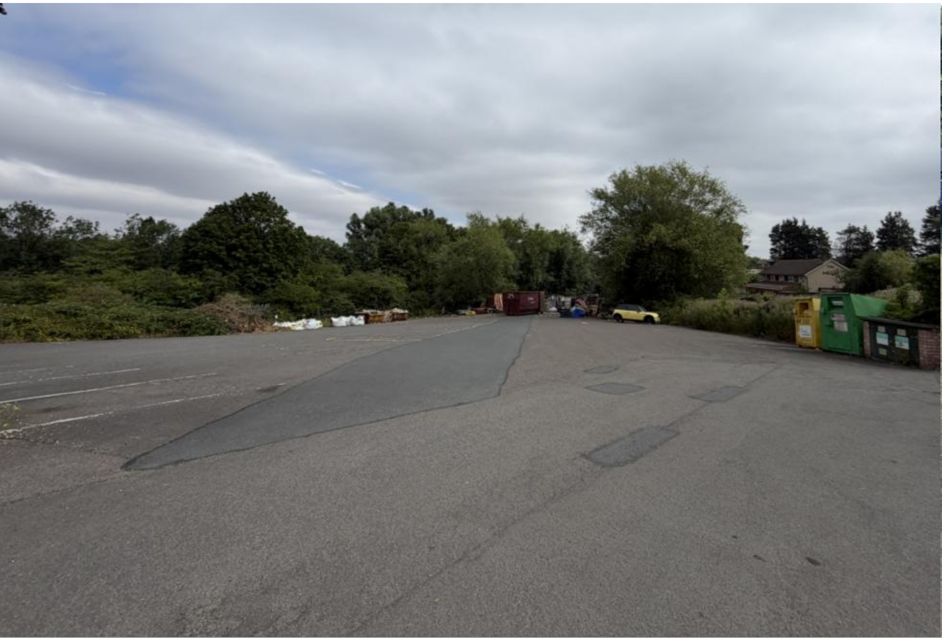
Various lean to/canopied storage areas.

Perimeter fencing and gates to the site.

Accommodation

	Sq Ft	Sq M
Main Building	6,400	595
Side area	1,350	125
Office	2,000	186
Total	**9,750**	**906**

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



Terms

The premises are available by way of a new FRI lease at a rent in order of £245,000 pa excl. Consideration will be given to a sale of the Freehold interest - Price on Application.

Rates

The current rateable value of the property is £61,000. Rates payable for the current financial year April 2026 – March 2027 equate to £29,280 approximately. Interested parties are advised to make their own enquiries to verify the information.

VAT

We have been advised that VAT will not be charged.

Services

We understand that mains services are available or 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 EPC is being assessed.

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/antimoney laundering/

Viewing

Viewing and further information via the sole/joint agents:

TDB Real Estate
tdbre.co.uk

01604 60 40 20

Chris Drummond	Harrison Dakin
Chris@tdbre.co.uk	Harrison@tdbre.co.uk
07976 156 457	01604 604 020