



FOR SALE

- 4,213.61 Sq M (45,355 Sq Ft)
- 1.64 acres (0.664 hectares)
- Freehold with extensive yard and parking
- Well located on a popular industrial estate
- On behalf of the Administrators of A & J Sectional Buildings Limited

11-13 Edmonds Close | Denington Industrial Estate | Wellingborough | NN8 2QY |

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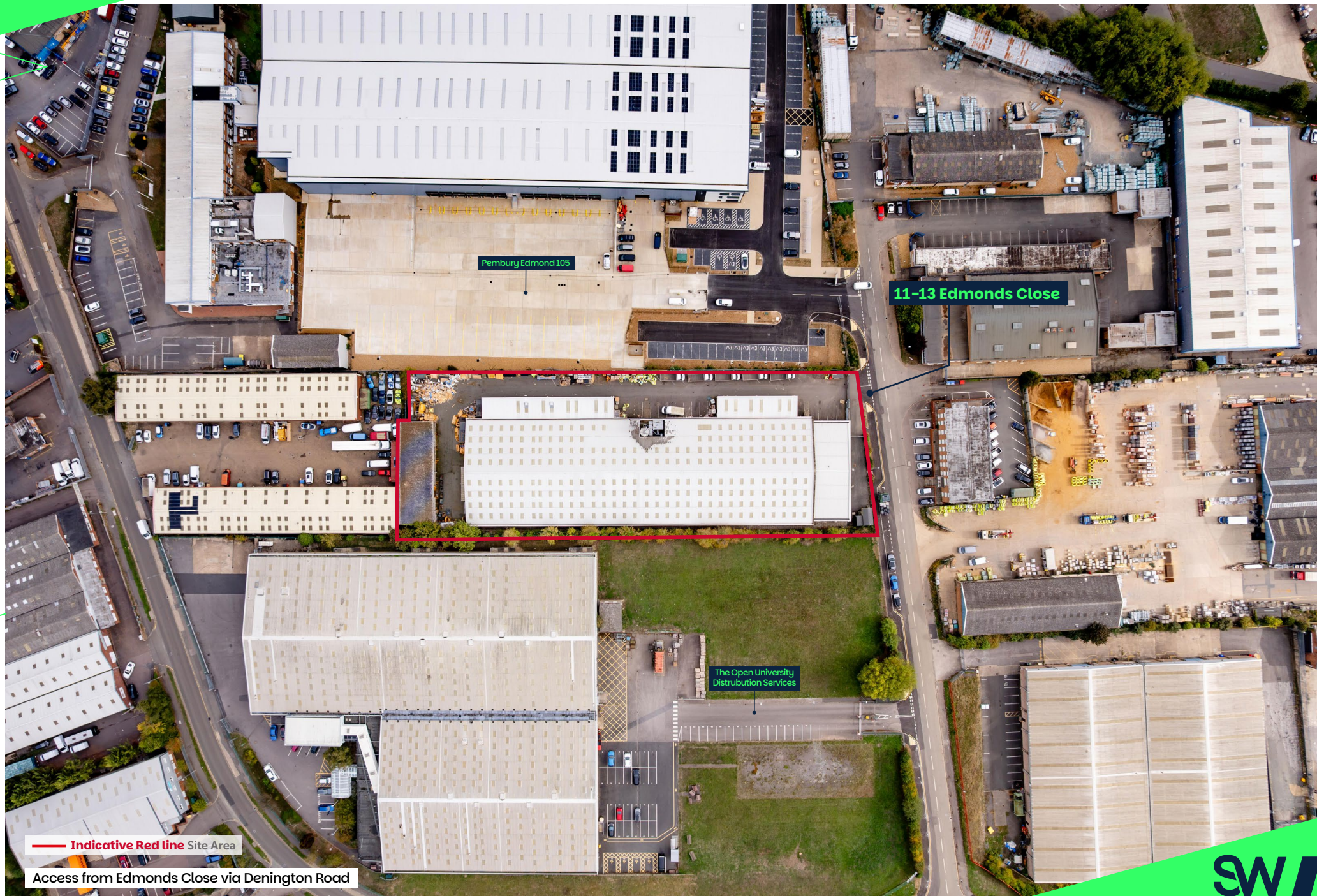
Description

The property comprises a detached industrial unit of steel portal frame construction. The roof has been overclad in recent years, and the lighting in the main factory has been upgraded. The property has concrete floors and uPVC windows. The building is arranged to provide offices and ancillary accommodation at the front with extensive warehousing area to the rear.

The warehouse has an eaves height of 3.3m rising to 5.28m at the apex. Loading access is provided via loading doors to the rear as well as additional side access.

An access road runs to the side of the property leading to the rear yard, which includes a timber framed lean-to storage building. There are approximately 33 car parking spaces to the side of the warehouse. The property occupies a site of approximately 1.641 acres (0.664 hectares).

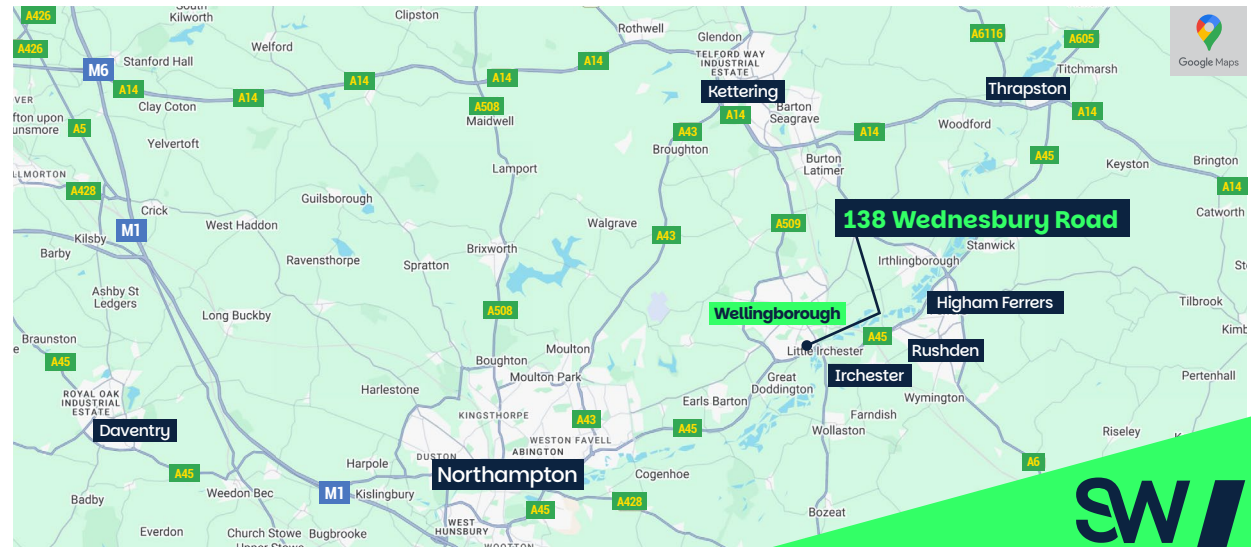
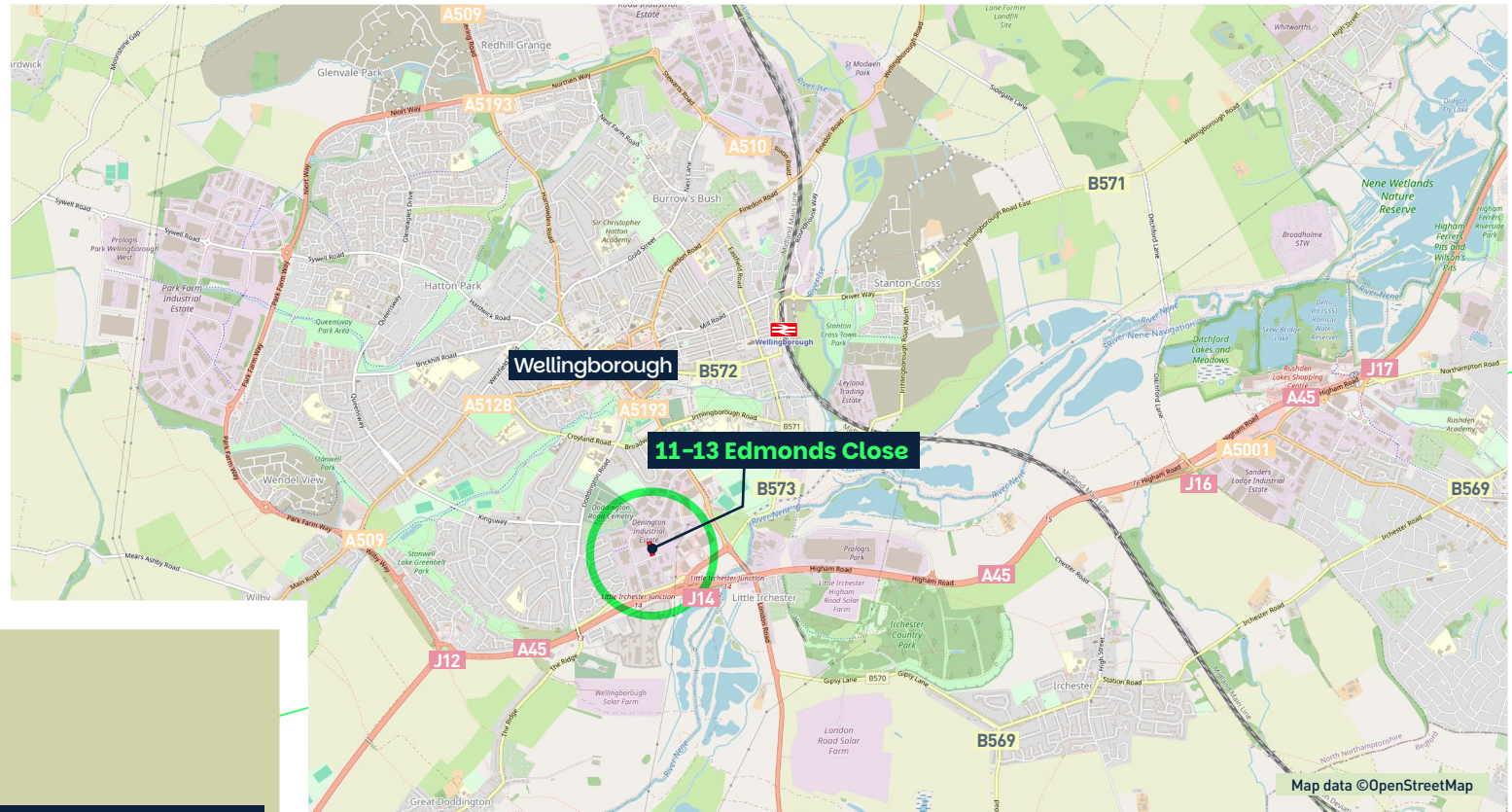




Location

The property is strategically located on the well-established Denington Industrial Estate in Wellingborough. Access is off Edmonds Close via Denington Road, immediately off the A5193.

The site benefits from excellent transport links, with easy access to the A45 dual carriageway, providing seamless links to the M1, A14, and key regional hubs such as Northampton, Milton Keynes, and Leicester.





Accommodation

Description	SQ M	SQ FT
Ground Floor Offices	296.84	3,195
Ground Floor Warehouse	3,415.94	36,769
Rear Storage Building	500.83	5,391
Total	4,213.61	45,355

Services

We understand the property has access to all mains services. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

VAT

VAT may be chargeable on any purchase price, we await confirmation from the vendor.

Business Rates

The property is currently assessed for Business Rates with an April 2026 rateable value of £166,000.

Energy Performance Certificates

The building has been assessed as having a **c(57)** rating. A copy of the EPC certificate is available on request.

Planning

The property has consent for use as a warehouse and offices. Enquiries regarding your proposed use of the property should be discussed with **North Northamptonshire Council**



Tenure

The property is **freehold** held under title number **NN96634**. Copies of the land registry title documentation are available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any sale.

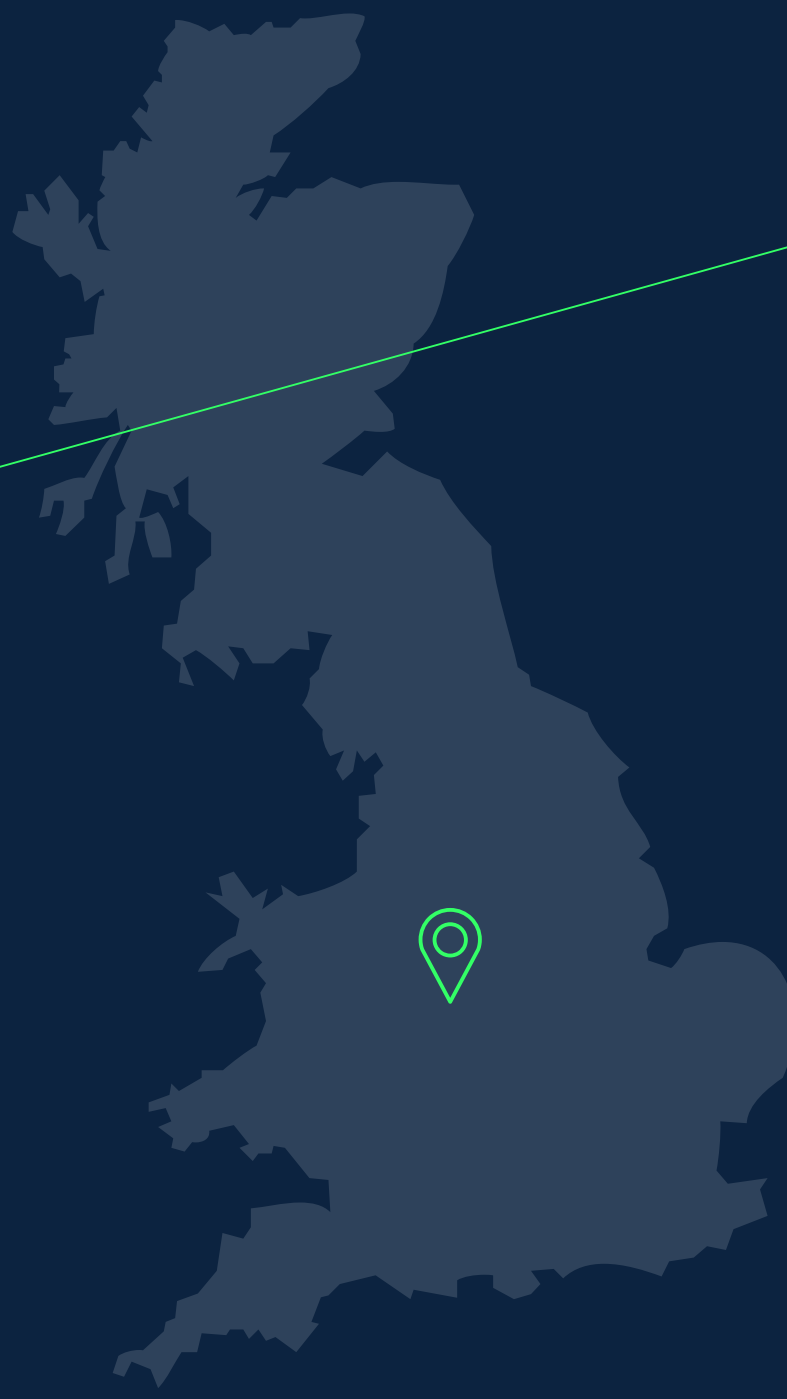
Terms

The property is available with unconditional offers sought in the order of **£2,000,000**. Please note that the Administrators of A & J Sectional Buildings Limited will not offer any warranties or guarantees in respect of any sale, as is typical in the case of such transactions.



Sanderson
Weatherall

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL. **October 2026.**



Contacts

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