

## TO LET

### Industrial / Storage, Light Industrial, Open Storage, Industrial / Warehouse

End terrace 900 sq ft open plan  
workshop with 3-phase and electric  
roller shutter door









## Rent

£12,000 per annum Plus VAT

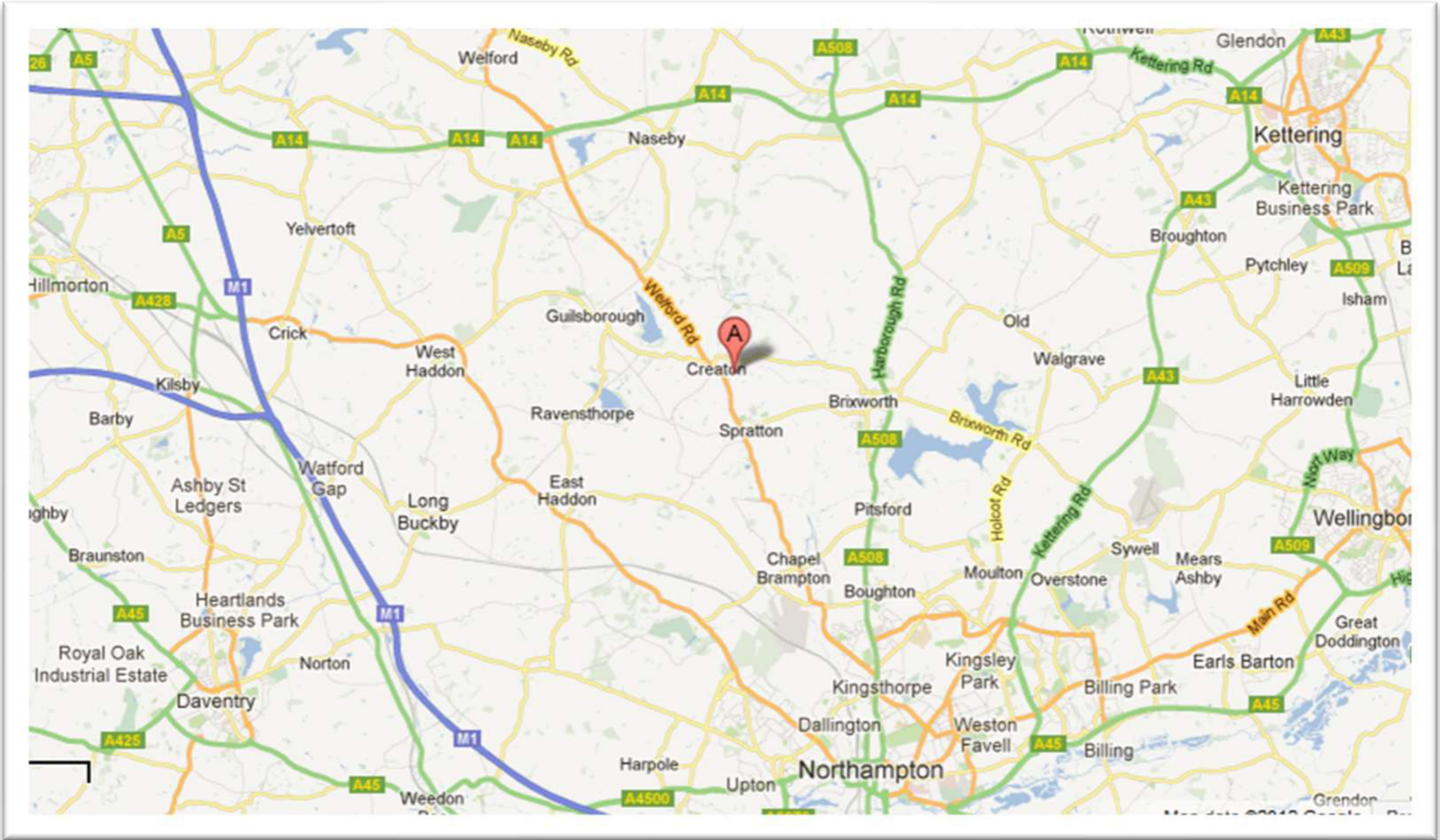




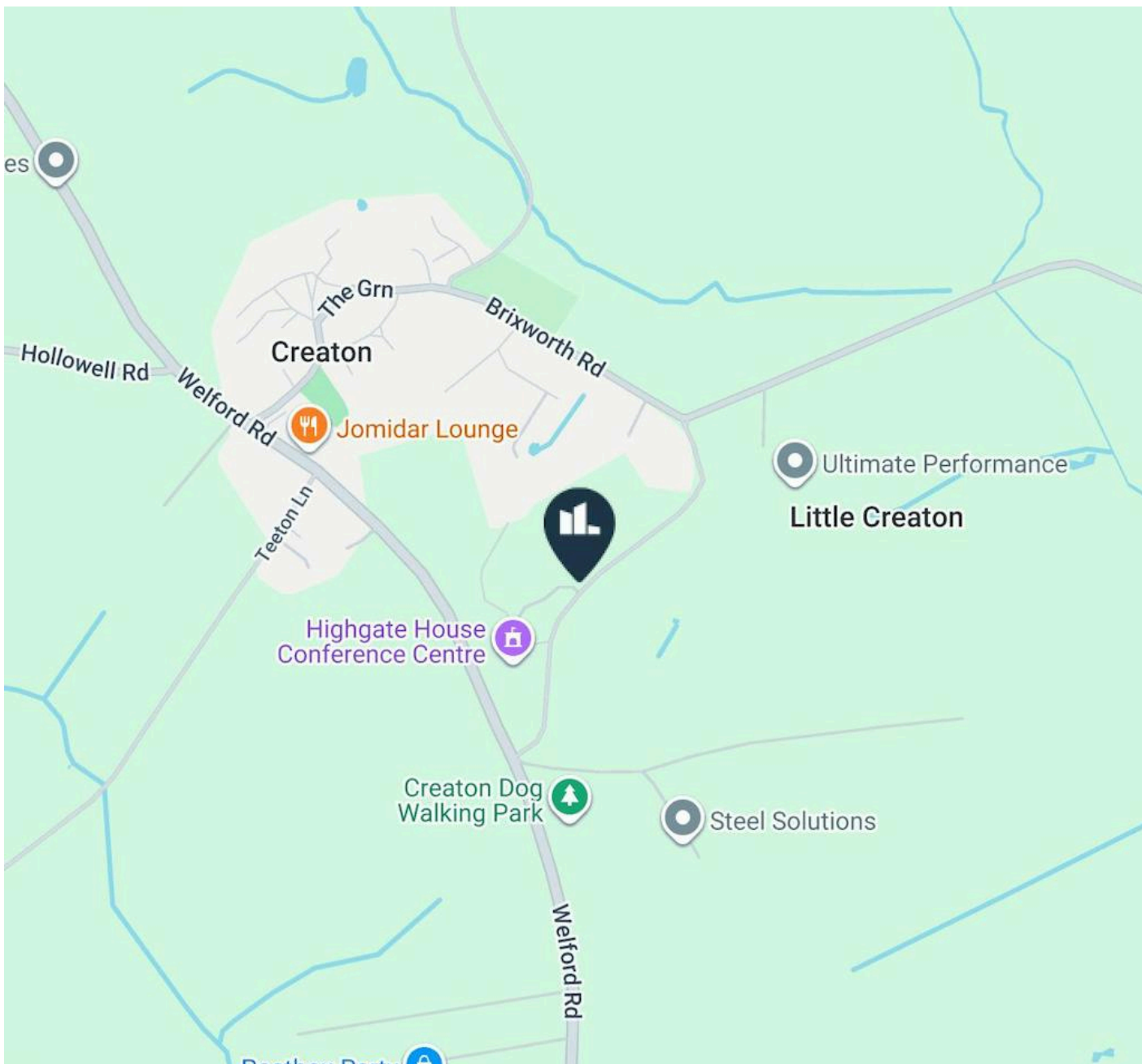
## Summary

-  No motor trade
-  3-phase electricity
-  Secure site with CCTV
-  Electric roller shutter door
-  High speed internet
-  Fully insulated walls and roof
-  Communal on site facilities
-  Onsite Parking









## Location

The property is located at Matts Lodge Farm just off the A5199 in the village of Creton Northamptonshire.

The A5199 provides access to Northampton (8 miles), Junction 1 of the A14 (5 miles) and the wider national motorway network.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Clear span floorplate	900	83.61	Available
Total	900	83.61	

DESCRIPTION

Matts Lodge Farm is a family owned and run rural business park. The site benefits from high speed internet, CCTV, electric gates (closed overnight), staff living on site, communal site facilities and a dog walking park.

Unit 22 comprises of a 30ft x 30ft square clear span floorplate. The property benefits from 3-phase electricity, fully insulated walls, roof and electric roller shutter door, high speed internet, water, on site parking and communal on site facilities.

TENURE

The unit is available to lease for between one and three years at terms to be agreed.

VAT

Applicable

RENT

£12,000 per annum Plus VAT

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



**Joe Sagoe**  
07869 046125  
joesagoe@tydusre.com

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