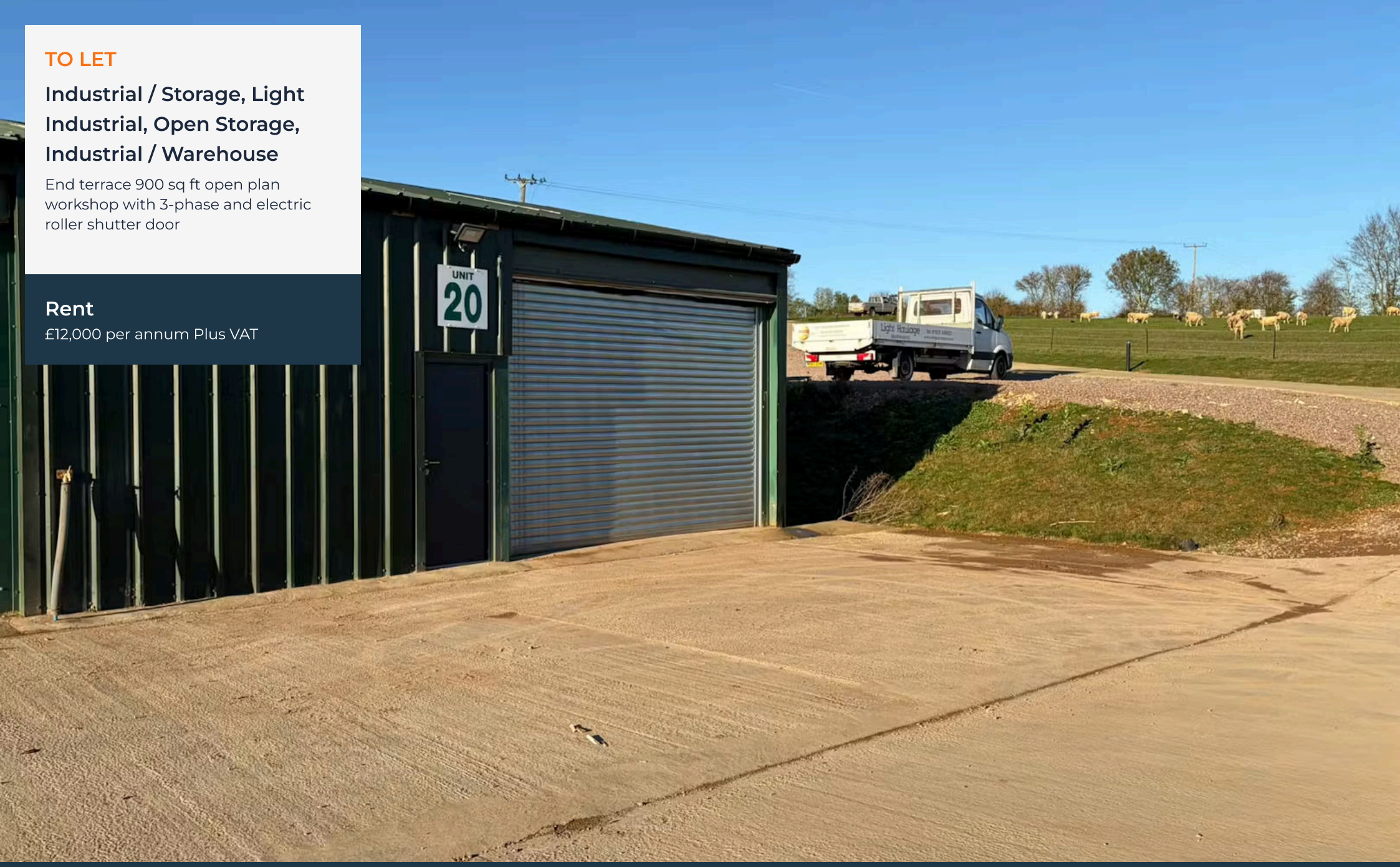
TO LET

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



Tydus

Unit 20, Matts Lodge Farm, Grooms Lane, NN6 8NN

900 sq ft (83.61 sq m)

Summary

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







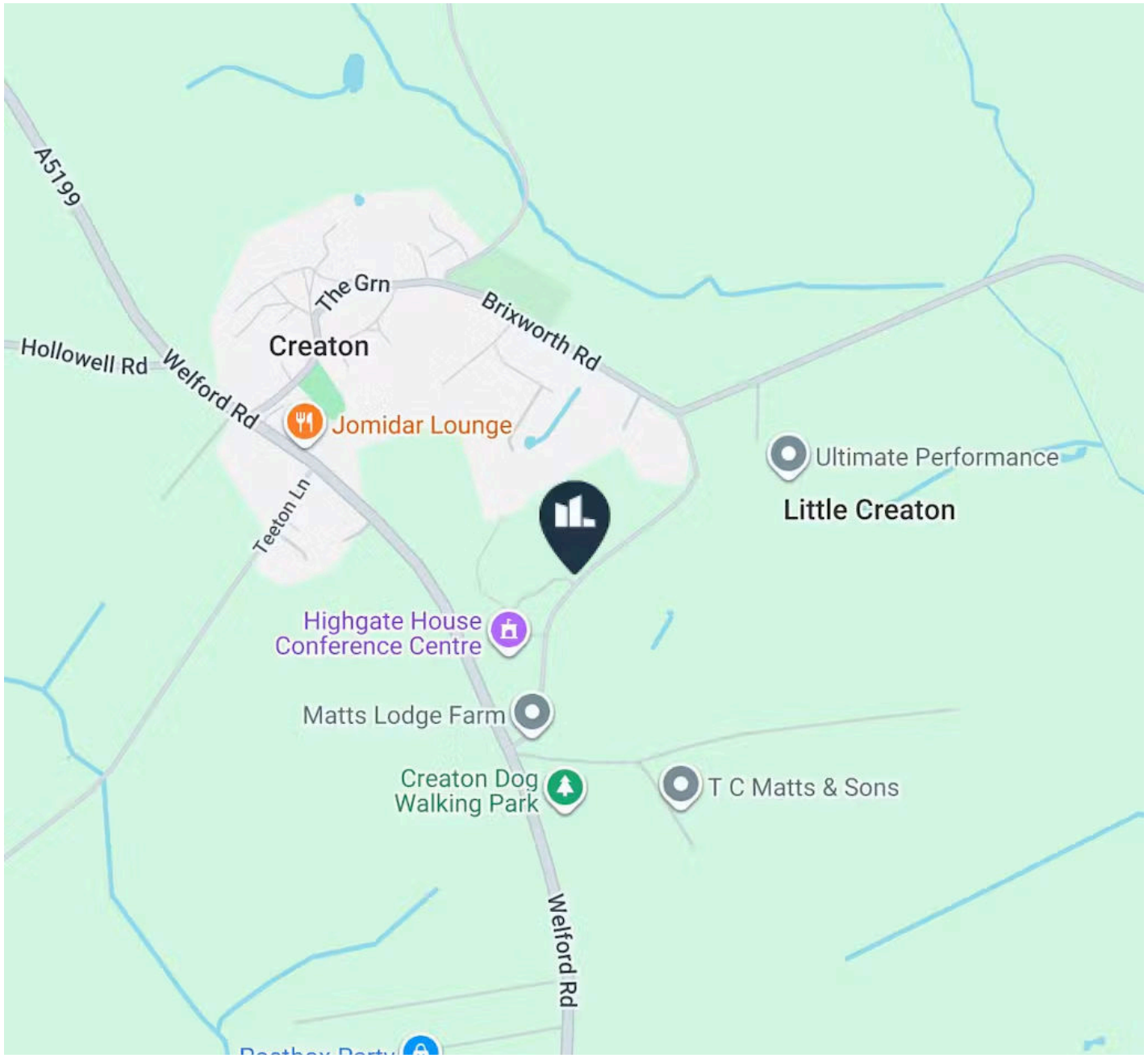




Tydus

Unit 20, Matts Lodge Farm, Grooms Lane, NN6 8NN

900 sq ft (83.61 sq m)



Location

The property is located at Matts Lodge Farm just off the A5199 in the village of Creaton 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 20 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

BUSINESS RATES

Rateable Value: n/a

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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