



Unit 2

2 Finedon Sidings Industrial Estate, Furnace Lane, Wellingborough, NN9 5NY

Secure Storage Unit within CCTV controlled site

9,360 sq ft
(869.57 sq m)

- Low cost storage unit
- Within fenced and gated site
- On-site CCTV coverage
- Flexible terms including short lets available

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Summary

Available Size	9,360 sq ft
Rent	£65,000 per annum
Rates Payable	£13,392 per annum Estimate only. The demise is yet to be assessed.
Rateable Value	£31,000
VAT	Applicable
EPC Rating	C

Description

Unit 2 comprises a secure, low-cost warehouse / storage unit extending to approximately 9,360 sq ft, within a fenced and gated commercial site with CCTV coverage.

The accommodation is principally open-plan and provides straightforward storage space with approximately 3.0m eaves height and access via one loading door. It is therefore likely to suit occupiers requiring secure, economical warehousing, trade storage, distribution support or similar operational accommodation rather than high-bay logistics space.

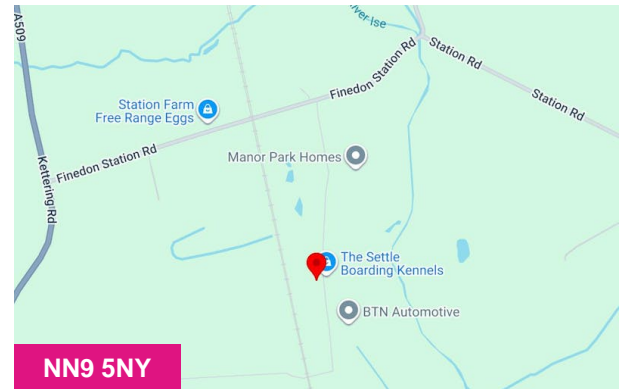
The unit benefits from practical access within the estate and is available on flexible terms, with shorter lettings potentially considered.

Location

Finedon Sidings Industrial Estate is situated on Furnace Lane, immediately off the A509, approximately 4 miles north-east of Wellingborough and 7 miles south-east of Kettering. The A14 at Junction 9 is about 4 miles to the north, giving fast access towards the M1, M6, A1(M), Cambridge and the East Coast ports.

Wellingborough town centre and railway station are approximately 4–5 miles away, with regular services to London St Pancras International in around 50 minutes. Northampton is approximately 18 miles to the west and Junction 15 of the M1 is around 20 miles away via the A45. Central London is approximately 75 miles by road.

The location is therefore well placed for occupiers serving Wellingborough, Kettering, Northamptonshire and the wider East Midlands distribution network.



Viewing & Further Information



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