

INDUSTRIAL / BUSINESS UNIT WITH YARD AREAS TO LET

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**12, BRADFIELD CLOSE,
FINEDON ROAD INDUSTRIAL ESTATE
WELLINGBOROUGH NN8 4RQ**

- Industrial unit (plus mezzanine floor)
- Integral two storey offices
- Approx. **6,962sq. ft** (646.8 sq. m) GIA
- Large fenced/gated rear yard
- Excellent access to A45 & wider road network.

LOCATION

The property is located on the right-hand side when driving down Bradfield Close. Bradfield Close is a cul-de-sac off Bradfield Rd which in turn is off Sanders Rd/Stewarts Rd.

The Finedon Rd Industrial Estate is located approx. 1 ½ miles north of Wellingborough Town Centre. It is close to the A509 and A45 offering good connectivity to the A14 (J7) at Kettering and M1 (J15) some 14 miles to the west. Wellingborough has a mainline rail station with twice hourly services to London St Pancras. Other occupiers nearby include Mabey Hire Ltd, RJC Ltd & SL Evolution Ltd.

ACCOMMODATION

12 Bradfield Close is a detached modern industrial / production unit of portal steel frame construction. It has a sectional steel sheet pitch roof with approx. 10% roof lights. The front elevation is of cavity wall facing brick/block construction. The side and rear elevations are cavity brick/block walls surmounted by sectional steel cladding with internal block walls to 1.6m. Minimum clear eaves height is approx. 3.9m rising to an apex of approx 5.3m. A storage mezzanine of approx. 1,586 sq ft (147.3 sq m) is set to one side of the warehouse

Two storey offices to the front elevation provide for ground floor reception / male & female toilets / canteen and assembly / stores area with the first floor offering two separate office / store areas.

There is one sectional loading door to the side elevation with additional pedestrian / fire exit doors providing access to the production / warehouse space.

Externally, the front yard area is tarmac surfaced providing approx. 10 car parking spaces (plus on-road parking if required).

The rear yard is approx. 26m wide x 22.5m deep. It has been palisade fenced and gated to provide a secure compound.

TERMS

The property is available to let on a new lease with a guide initial quoting price of £57,500 per annum exclusive of all other outgoings

BUSINESS RATES

Rateable value:	£37,000
Rates payable 2026/27:	£17,800 (approx.)

SERVICES

We understand that mains services are available to the property including both single and 3-phase electricity, gas, water and drainage.

Prospective occupiers should however note that none of the services have been tested by prop-search.

EPC

The property has a 'C' (70) EPC rating

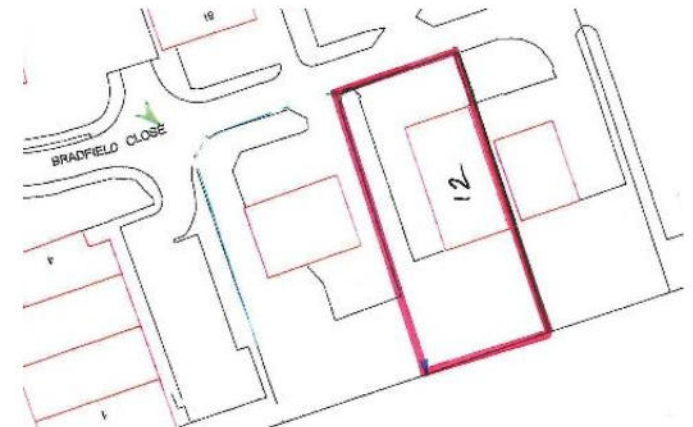
LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover landlord's reasonable abortive costs should an applicant withdraw once draft contracts are raised.

VIEWING

To view and for further details please contact:

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DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed