

**TO LET / FOR SALE**

## Industrial / Warehouse

No.1 Building - Industrial warehouse to buy or lease in Sanders Lodge Industrial Estate, Rushden, Northampton

### Rent











£5.50 per sq ft

### Sale

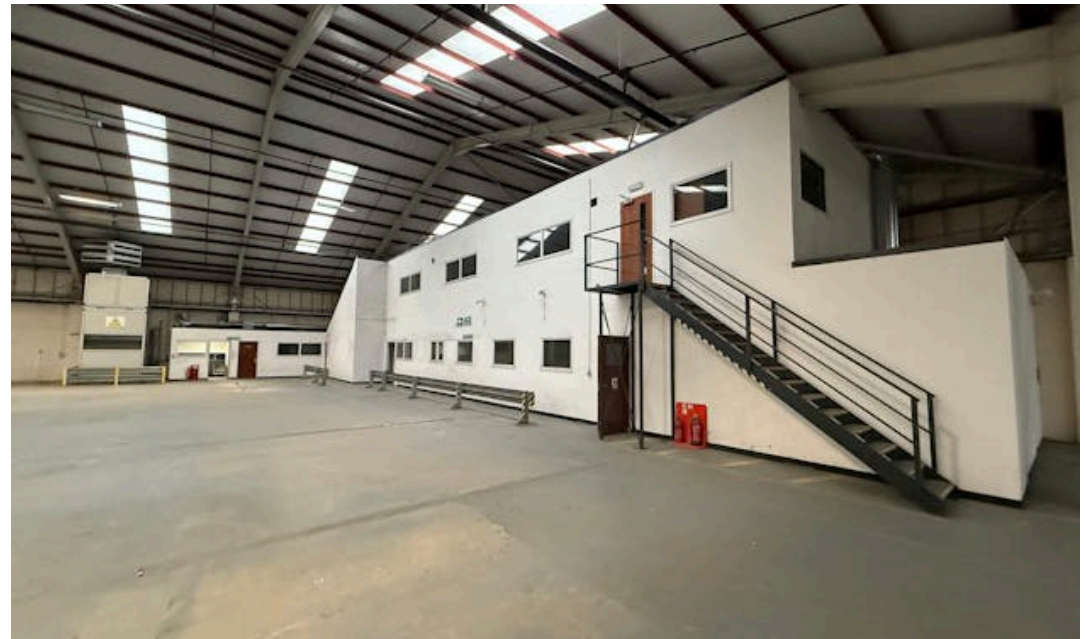
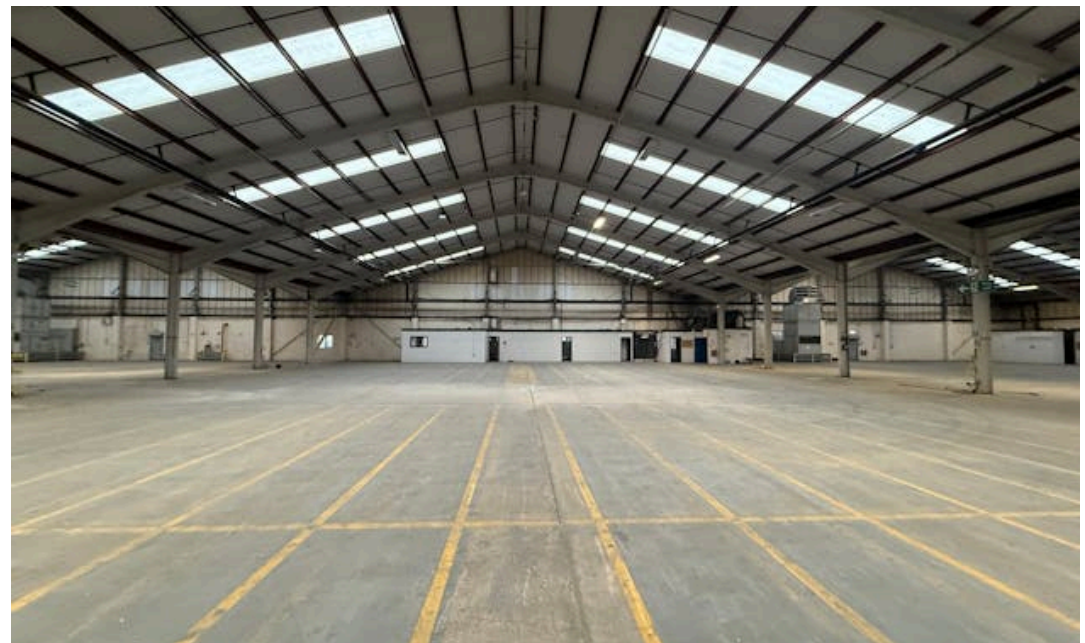
Price on application



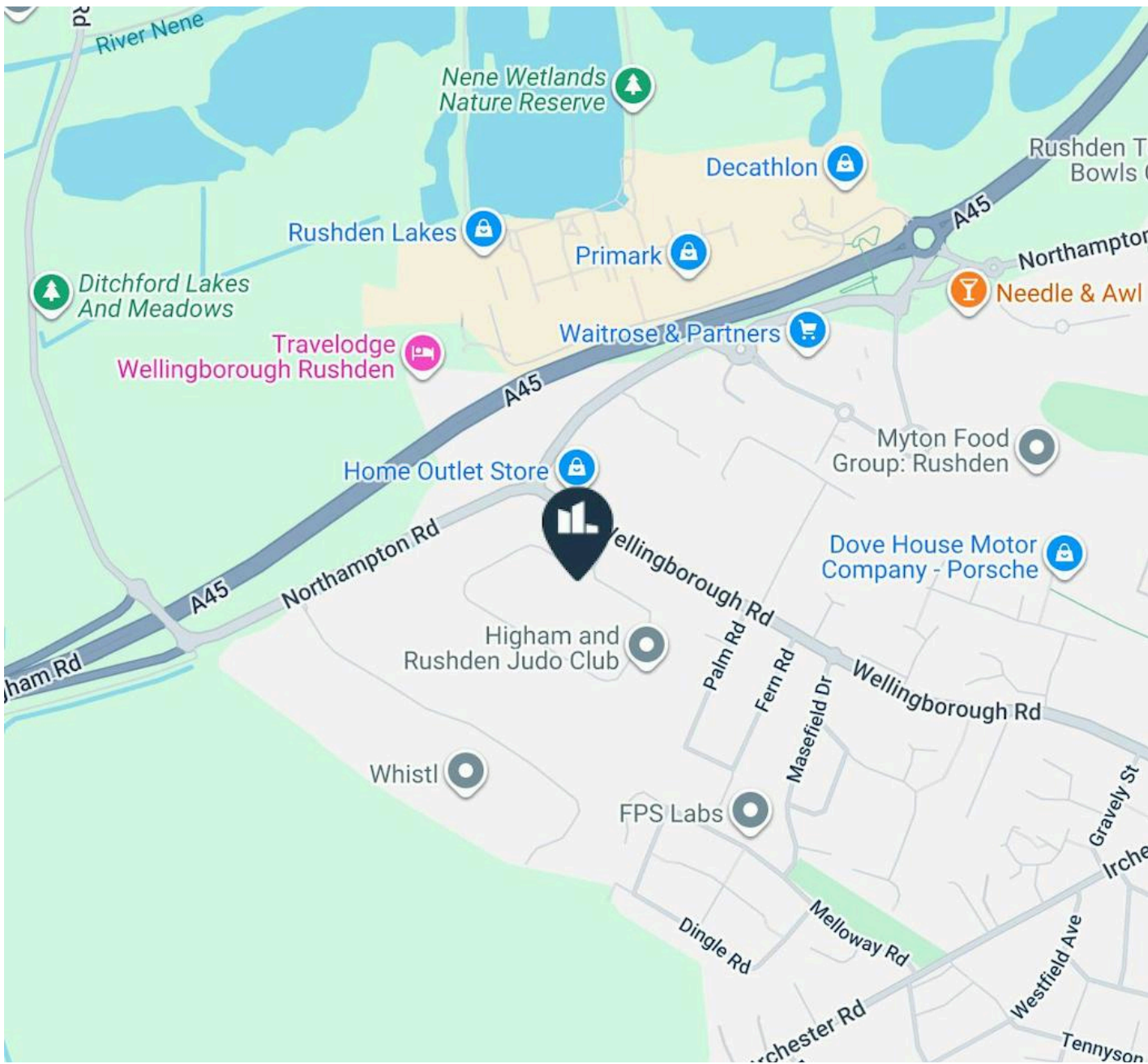
## Summary

-  Detached self contained unit
-  Potential for alternative uses, including leisure, subject to planning
-  3 loading areas - 2 covered
-  10 dock access doors
-  2 level access doors
-  Loading yard / parking with expansion possible
-  Offices on ground and 1st floor
-  5.64m eaves - 10m at ridge
-  Yard/parking area with potential for expansion/vehicle circulation
-  Opportunity to split the building from 60,000 sq ft, subject to landlord consent and use









## Location

The No.1 Building is located within the Sanders Lodge employment area accessed off Shipton Way. On the western edge of Wellingborough Road (A5001). Rushden is strategically located off the A45, 15 miles from Northampton and Junction 15 of the M1. The A14 is 8 miles to the North.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Warehouse	127,798	11,872.82	Available
Ground - Offices	3,367	312.80	Available
1st - Offices	1,558	144.74	Available
Ancillary - West Canopy	2,325	216	Available
Ancillary - East Canopy	2,354	218.69	Available
<b>Total</b>	<b>137,402</b>	<b>12,765.05</b>	

## DESCRIPTION

The warehouse would be suitable for distribution, warehousing, or manufacturing requiring large floor plates. There may be an opportunity for leisure, subject to change of use. The estate is well known as a commercial destination and sits in an established employment zone for Rushden.

## EPC

C

## VAT

Applicable

## SERVICE CHARGE

n/a

## RENT

£5.50 per sq ft

## BUSINESS RATES

Rateable Value: £392,500

Rates Payable: £1.61 per sq ft

## 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



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Generated on 29/01/2026