

To Let

Light Industrial Unit

15 Enterprise Road
Raunds NN9 6JE



- Modern workshop/industrial unit
- Good access via roller shutter door
- Forecourt parking

To Let £7,500 per annum exclusive

Location

The property is situated upon Enterprise Road which forms part of a small Industrial Estate located to the north of Raunds town centre. The estate is popular with a range of small and medium size companies who benefit from the mixed range of commercial units that are available together with the close proximity of the A45 dual carriageway.

Accommodation

The property comprises a unit of approximately 600 sq ft.

Unit 15 has the benefit of a roller shutter door (with integral pedestrian door) and offers industrial workshop accommodation with a minimal eaves height of approx 2.65m. The roller shutter door measures 3.5m wide with a height of 2.65m. Floors are concrete and the internal fit out includes 3 phase power supply, single WC and wash facilities.

Externally, the unit has a rear fire door and to the front forecourt parking.

Areas

| | Sq Ft | Sq M |
|--------------|------------|--------------|
| Warehouse | 600 | 55.74 |
| TOTAL | 600 | 55.74 |

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £7,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £5,200
Rates Payable: £0

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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[View Location](#)



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