



'VICARAGE FARM'
WELLINGBOROUGH ROAD
WOLLASTON
NN29 7PY

- Sizes from 450 sq ft (41.8 sq m) to 1,530 sq ft (148 sq m) in combination & depending on availability)
- Flexible lease terms - quick occupation possible
- LED lights, large electric roller shutter doors
- Security gates at entrance



LOCATION

The units are located just off the A509 midway between Wellingborough and Wollaston. Good access is provided to the A45/A14 to the north and M1 to the south.

ACCOMMODATION (as at 5th July 2022)

The development comprises a terrace of refurbished light industrial/business units with a mixture of steel frame and block wall construction, concrete floors, and pitch or monopitch single skin fibre cement roofs – most with roof lights. All units have electrically operated roller shutter doors and LED lighting. They have a single sub-metered power supply (3 phase available by arrangement at extra cost)

Recent additions to the common areas include CCTV and perimeter alarm (not monitored) plus an electrically operated sliding security gate.



Unit	Size (sq ft/sq m)	Rent pcm	Deposit	Date available
7	450/ 41.8	£585	£1,755	Now

TERMS

Units are available on a simple short form lease. They are to let by way of internal repairing leases for a term to be agreed (minimum 12 months). Leases are outside the Landlord and tenant Act (14 day notice period required)

The tenants will be responsible for the interior of the unit. The landlord will be responsible for the exterior and main structure of each unit including the roof. Rent is payable monthly in advance by standing order. In all cases, the landlord will require a 3-month rent deposit as security for the period of the lease, in addition to the first months' rent. The rent includes external maintenance and buildings insurance.

Note: £300 non-refundable deposit required to reserve any unit



USE

For each unit the landlord will specify within the terms of the lease the permitted use for period of tenure.

BUSINESS RATES

Tenants are responsible for the business rates for any unit. Small business rates relief is likely to be applicable subject to tenant eligibility.

SERVICES

Single phase electricity. 3 phase by arrangement at extra cost
Prospective occupiers should however note that none of the services have been tested by prop-search.

SERVICE CHARGE

N/A

VAT

VAT is not payable on the rent.

LEGAL COSTS

There is a standard documentation set up fee of £300 . Thereafter each party is to bear their own legal costs.

VIEWING

To view and for further details please contact:

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