

Indicative image of similar unit



**UNIT 5, WOODLEY's YARD,  
OFF BURY CLOSE  
HIGHAM FERRERS  
NN10 8HQ**

- Industrial / production / warehouse / business unit
- Approx. **7,198 sq. ft** (668.7 sq. m) gross internal area
- Available to let by way of a new lease – terms to be agreed

### LOCATION

Approximately 12 miles east of Northampton, Higham Ferrers has good road communications, being close to the A45 dual carriageway link with the M1 Motorway at Junction 15, 15a and 16. It is also ideally situated for the east coast ports via the A14 (A1/M1 Link Road). Milton Keynes is approximately 30 minutes' drive; with Birmingham approximately 50 minutes' drive. Nearby, Wellingborough (3 miles) also benefits from a direct rail link to London St Pancras with a journey time of approximately 50 minutes.

### ACCOMODATION

The property is located on a private, gated estate. The estate has CCTV coverage (NB not monitored) The unit comprises of a steel portal-framed building with brick elevations, and a concrete floor under a pitched asbestos cement sheet roof. Loading access to the property is via a manual roller shutter loading door plus pedestrian door too. Externally it has a generous concrete loading area with room for staff car parking. Internally, the property also has a self-contained office, and WC's facilities

A large adjoining gated and fenced compound (approx. 10,000 sq ft / 0.25 acre) may be let in conjunction with this unit but by separate arrangement

Approximate floor areas:

Area	SqM	SqFt
Footprint	659.8	7,102
WC's/kitchen	8.9	96
<b>Total</b>	<b>668.7</b>	<b>7,198</b>

- Clear/min eaves height – 2.5
- Internal clear apex height – 4.7m
- Loading door 3.0m wide x 4.0m height

### TERMS

The property is available to let on a new full repairing and insuring lease – terms to be agreed. A schedule of condition will be permitted to be attached to the lease

Quoting initial rent is **£32,250 per annum** exclusive of all other outgoing

NB: A minimum 3 month rent deposit will be required in all instances, and held for the duration of the lease term.

### VAT

All figures quoted, either verbally or in writing, are exclusive of VAT, unless specifically stated.

### BUSINESS RATES

Rateable value: £25,250  
 Rates payable 2026/2027: £14,000 (approx.)  
 Local Authority – North Northants Council

### SERVICES & EPC

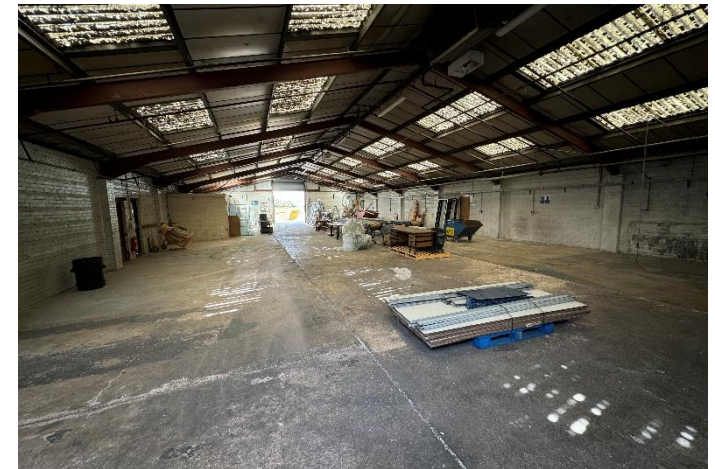
Mains services are available to the property including both single & 3-phase electricity, water & drainage. The unit is EPC exempt.

### ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

Two forms of identification (ie photo ID ie passport / driving licence & proof of address) will be required from all applicants

### LEGAL COSTS

Each party is to bear their own legal costs, subject to a solicitor's undertaking (capped to £2,500 + VAT) to cover the landlord's abortive costs should an applicant unilaterally withdraw once solicitors are instructed and draft contracts raised.



NB indicative images of similar unit

### VIEWING

To view and for further details please contact:

**Chris Billson**  
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**ALL ENQUIRIES**

**prop-search**  
.COM

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