PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let until 2033

12-14 Bridle Close Wellingborough NN8 4RN

13,220 SQ FT / 1,228 SQ M

Ground Floor (Warehouse)
10,769 sq.ft / 1000 sq.m

Ground Floor (Offices)
1,320 sq.ft / 123 sq.m

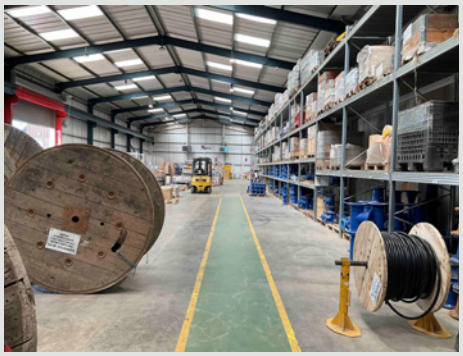
First Floor (Office)
1,314 sq.ft / 122 sq.m

£100,000 P.A.
(£7.46 PSF / £80.32 PSM)









INDUSTRIAL UNIT OVERVIEW

- Industrial License exists for the premises, B1c, B2 & B8
- Translucent roof light sections
- Integral 10 ton warehouse crane
- Extensive office space with central heating and recessed lighting
- Ground floor to underside of haunch 6.7m and is accessed by two 5.0m height electric roller shutter door
- W.C.s on ground and first floor level
- Secure gated yard of 0.846 acres
- Eight car parking spaces to the front of the building

COMMERCIAL PROPERTY DEVELOPMENT
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LOCATION

The property is situated in Wellingborough on the Finedon Road Industrial Estate which is a major industrial estate in the area and approximately 2 miles north of town centre

Wellingborough is an established commercial and industrial location situated approximately 12 miles east of Northampton and 20 miles north of Milton Keynes. The town enjoys good communications via the A45 dual carriageway which links the M1 at junction 15 and 15a to the west and the A14 at Thrapston to the east.

DESCRIPTION

The property comprises an industrial/ warehouse unit with integral two story offices.

Externally there is approximately 0.846 acres with a concrete sectioned yard secured by a strong metal gate.

The warehouse is heated via warm air blowers and lighting is provided by strip fluorescent lighting. The integral offices are arranged with a reception to the front and administration offices immediately to the rear with a disabled toilet access of the ground floor. At first floor there is a mix of open plan and cellular offices with a kitchenette.

Terms

10 year lease from 2023

Rateable Value

The property has a rateable value of £86,000
(Effective Date 01 April 2026)

Viewing

Strictly by appointment

CONTACT

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