

WAREHOUSE  
UNITS  
**TO LET**

UNIT 1 & 2,  
50 BRADFIELD ROAD  
WELLINGBOROUGH



**ADDRESS AND SIZE**

Unit 1 & 2, 50 Bradfield Road,  
Finedon Road Industrial Estate, Wellingborough NN8 4HB

13,600 sq ft (1,265 sq m) - 31,120 sq ft (2,890 sq m)

**SUMMARY**

Warehouse units with  
large secure yard parking  
and offices.

**VIEWING**

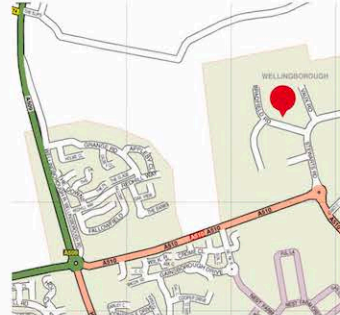
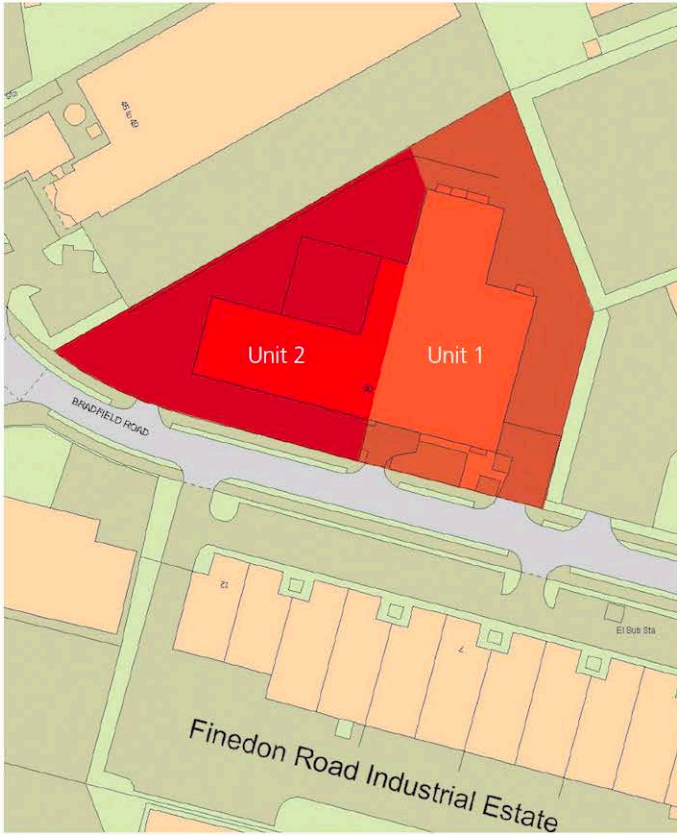
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**GET IN TOUCH**

**CONTACT DETAIL**

**AGENT  
LOGO**

# WAREHOUSE UNITS TO LET



## AGENT INFORMATION

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**ICONOGRAPHIES FOR  
AGENT INFORMATION**

**AGENT LOGO &  
CONTACT DETAILS**

## DESCRIPTION

The accommodation is of steel portal frame construction providing clear factory space with an eaves height of approximately 4.9m (16ft). The warehouse is lit by suspended sodium lamps and heated via gas blower heaters. The property benefits from a secure yard with parking at the side and rear of the building with loading via three roller shutter doors measuring approx 4m high x 4m wide (13'1"). There is also office accommodation situated on ground and first floor levels including reception area and male and female WC facilities.

## LOCATION

Wellingborough is a medium sized provincial town with a population of approximately 70,000. The A45 dual carriageway immediately to the south of the town gives easy access to Junction 15 of the M1 motorway approximately 15 miles to the west. The A509 to the north links with the new A1/M1 link road (the A14 - Euro route 28) approximately 7 miles north of the town. The town has a mainline British Rail station on the Intercity route with a journey time of approximately 55 minutes to London St. Pancras. Northampton approximately 13 miles southwest, Bedford approximately 18 miles southeast and Kettering approximately 7 miles north.

## UNIT SIZES

	Sq ft	Sq m
<b>Unit 1</b>		
Warehouse	13,710	1,270
Offices 3,810 355	3,810	355
<b>Total</b>	<b>17,520</b>	<b>1,625</b>
<b>Unit 2</b>		
Warehouse	11,800	1,100
Offices	1,800	165
<b>Total</b>	<b>13,600</b>	<b>1,265</b>

## FEATURES

- 15 miles to M1
- 4.9 m eaves height
- Gas blower heaters
- 3 phase electrics
- Secure yard and parking
- 3 roller shutter doors
- Male & female WC

## LEASE TERMS

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014.