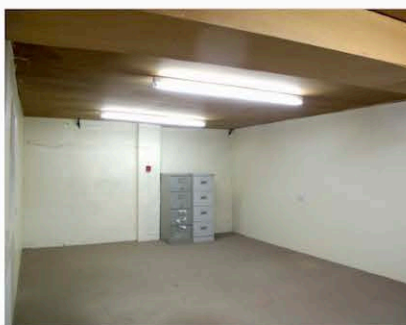


INDUSTRIAL  
SPACE  
**TO LET**

YELDON COURT,  
FINEDON ROAD  
INDUSTRIAL ESTATE



## ADDRESS AND SIZE

Units 5&6, Yeldon Court, Finedon Road Industrial Estate, Sanders Road, Wellingborough

5,030 sq.ft in total

## SUMMARY

Yeldon Court is a high-quality industrial unit in the Northamptonshire area.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

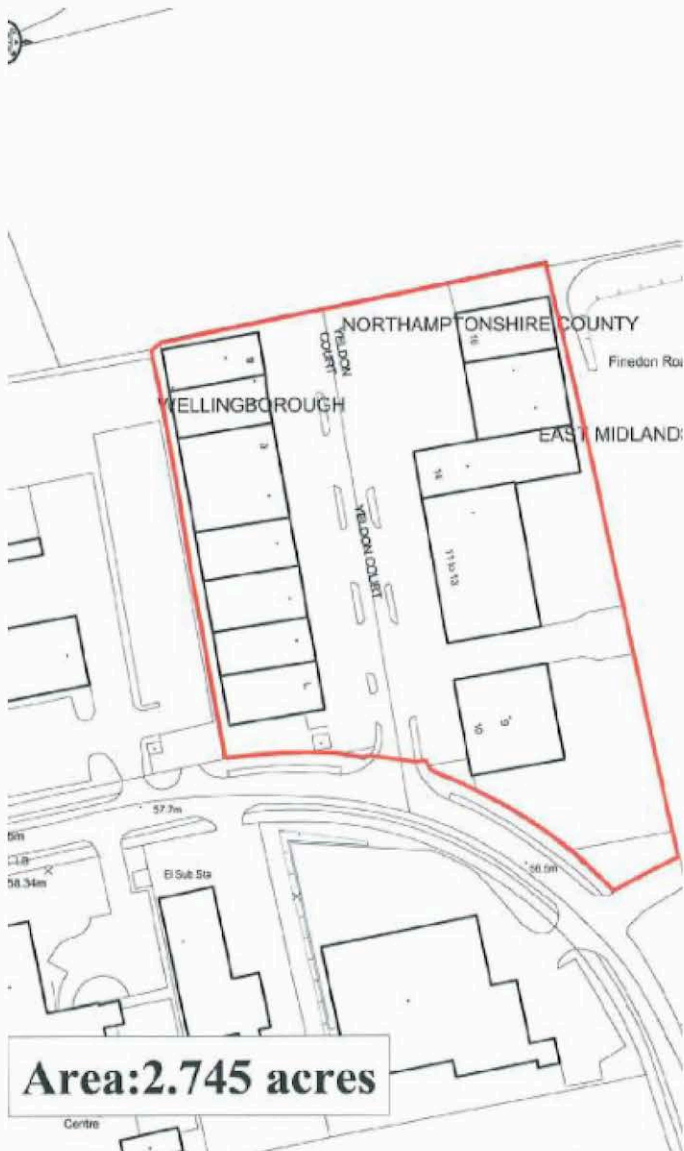
## GET IN TOUCH

📞 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business space to let throughout the UK



## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000  
 pallmallestates.co.uk  
 High value, low cost, flexible business space to let throughout the UK

## DESCRIPTION

If you're looking for a high quality industrial unit in the Northamptonshire area, Yeldon Court is well worth your consideration. A number of terraced units are available, all of them arranged around an excellent central loading yard that provides access through top quality roller shutter doors. On-site facilities are also very good. The rolling shutter doors offer an eaves height of 4.6 m, which is more than enough for most loads. All of the units have 3 phase electricity supplies, gas fired warm air heating as well as strip lighting. There is also on-site parking perfect for both customers and your own employees. The secure yard, meanwhile, is ideal if you tend to have a bit of overspill during your busy periods.

## LOCATION

Transport access to Yeldon Court is very good. There are mainline rail services to London within 1 mile of the property, and the M1 motorway is only 15 miles away. Wellingborough Town Centre is also within easy reach.

## APPROXIMATE DRIVING DISTANCES

Mainline rail services	1 mile
M1	15 miles

## FEATURES

- Units to let as a whole or in part
- Roller shutter access
- Large concrete yard
- Max eaves height of 4.6 m (15 ft)
- Excellent loading/unloading facilities

## LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

## 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.