

**SITE TO BE FULLY FENCED PLUS MAINS POWER, WATER & DRAINAGE**



**PLOT A 0.85 ACRE**

**PLOT B 0.61 ACRE**

**SHARED ACCESSWAY**

**BR**

## **OPEN AREA STORAGE** **BRADFIELD RD**

FINEDON ROAD INDUSTRIAL ESTATE  
WELLINGBOROUGH | NORTHANTS | NN8 4HB

**TO LET (MAY SELL)**  
**APPROX 2.66 ACRES /**  
**116,862 SQ FT GROSS SITE AREA**  
**PLUS SHARED ACCESSWAY**

**PLOT A**  
**APPROX. 0.85 ACRE / 37,589 SQ FT**  
stoned-up hardstanding

**PLOT B**  
**APPROX 0.61 ACRE / 26,657 SQ FT**  
tarmac hardstanding

**TOTAL**  
**1.46 ACRE / 64,246 SQ FT**

Plus room for expansion  
and/or development (STP)



## DESCRIPTION

The property comprises a secure and self-contained open storage site, suitable for a variety of uses including contractor's yard, plant storage, vehicle parking or general industrial storage.

The site is to be fully enclosed with perimeter fencing and will benefit from gated access via a shared accessway, providing good circulation for HGVs and commercial vehicles.

A combination of surfaced and unsurfaced areas allows for immediate occupation whilst also offering flexibility for occupiers requiring additional yard space or future expansion.

## TERMS

The site is available to let on terms to be agreed. Consideration may also be given to a freehold sale.

## SERVICES

Mains power, water and drainage will be available to the site.

Interested parties are advised to make their own enquiries in this regard.

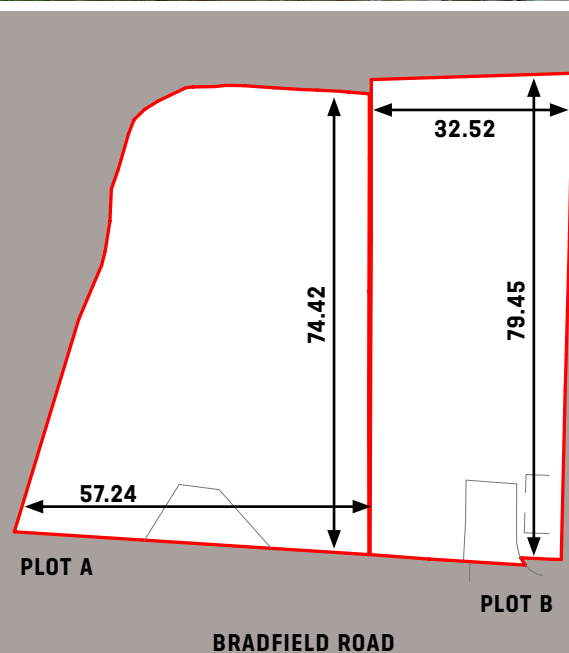
## BUSINESS RATES

The site will require assessment upon occupation.

Interested parties should make their own enquiries with the Local Authority.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

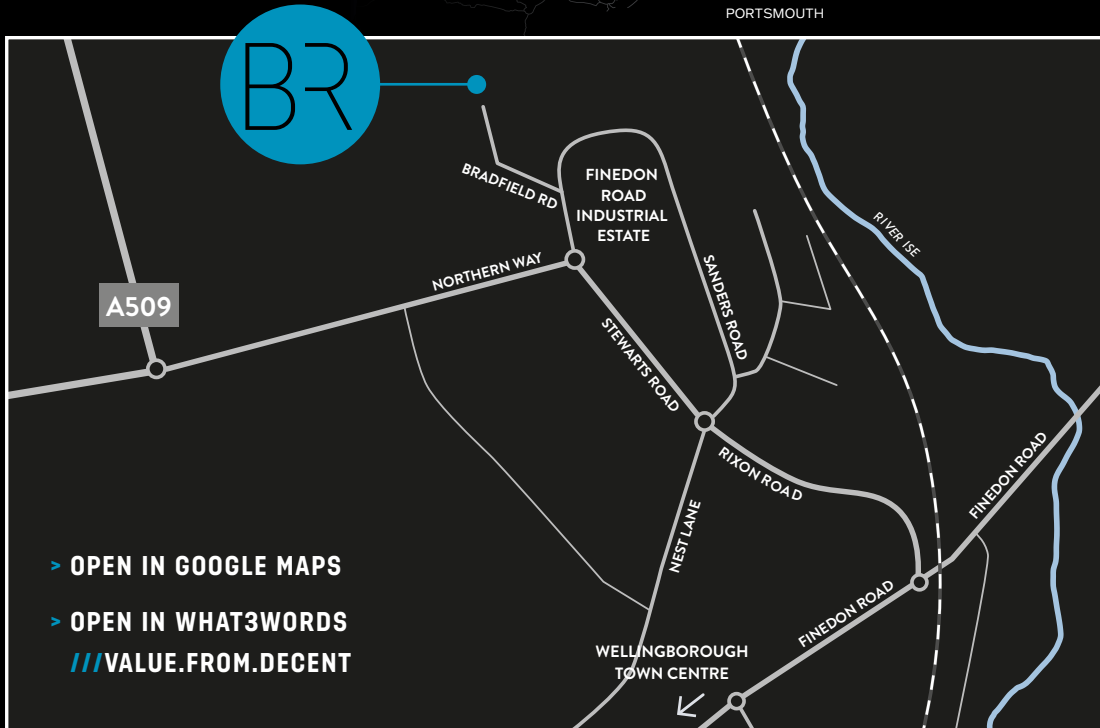
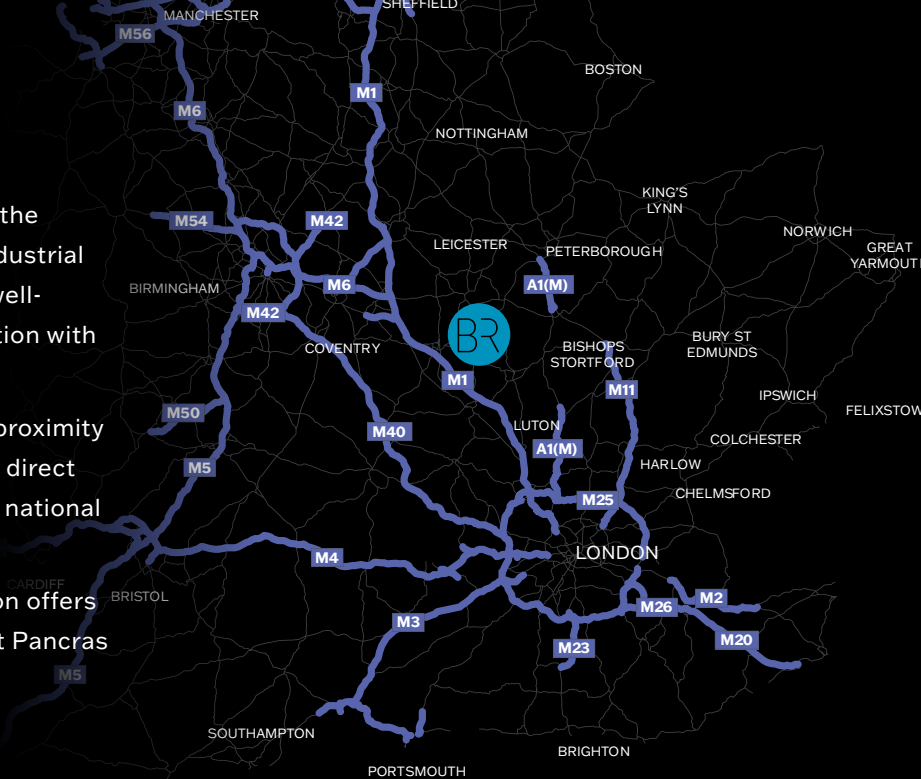


## LOCATION

Bradfield Road forms part of the established Finedon Road Industrial Estate in Wellingborough, a well-established commercial location with excellent connectivity.

The site benefits from close proximity to the A45 and A14, providing direct links to the M1, M6 and wider national motorway network.

Wellingborough railway station offers regular services to London St Pancras in approximately 50 minutes.



- > OPEN IN GOOGLE MAPS
- > OPEN IN WHAT3WORDS
- ///VALUE.FROM.DECENT

# OPEN AREA STORAGE BRADFIELD RD

FINEDON ROAD INDUSTRIAL ESTATE | WELLINGBOROUGH | NN8 4HB

**A broadly level and well-located open storage site extending to approximately 2.66 acres (1.08 hectares), benefiting from a combination of surfaced hardstanding and additional areas suitable for expansion or future development, subject to planning.**

The site provides a mix of stoned and tarmac surfaces, offering flexible accommodation for a range of open storage, distribution or industrial uses.



**SHARED ACCESS**

**BRADFIELD ROAD**

## ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

### CONTACT

For viewings and further information, please contact:

**ALL ENQUIRIES**  
**prop-search**  
.com  
**01933 22 33 00**

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