

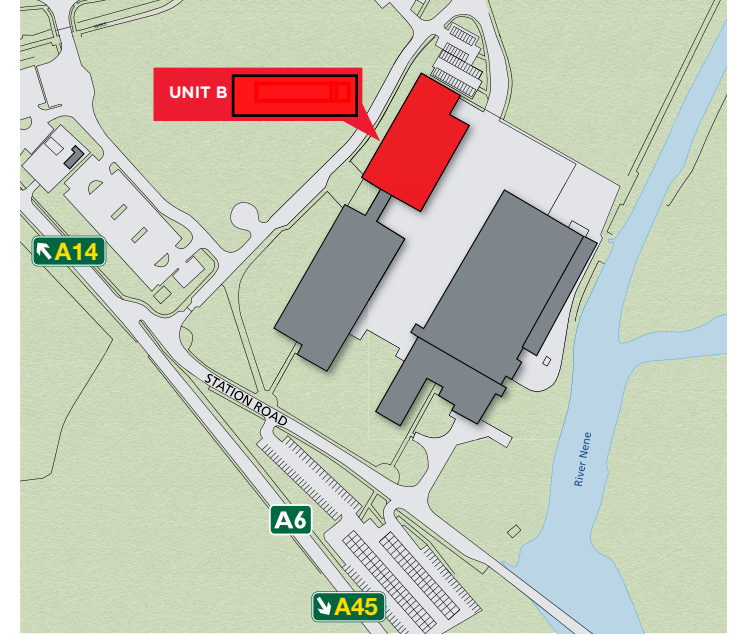
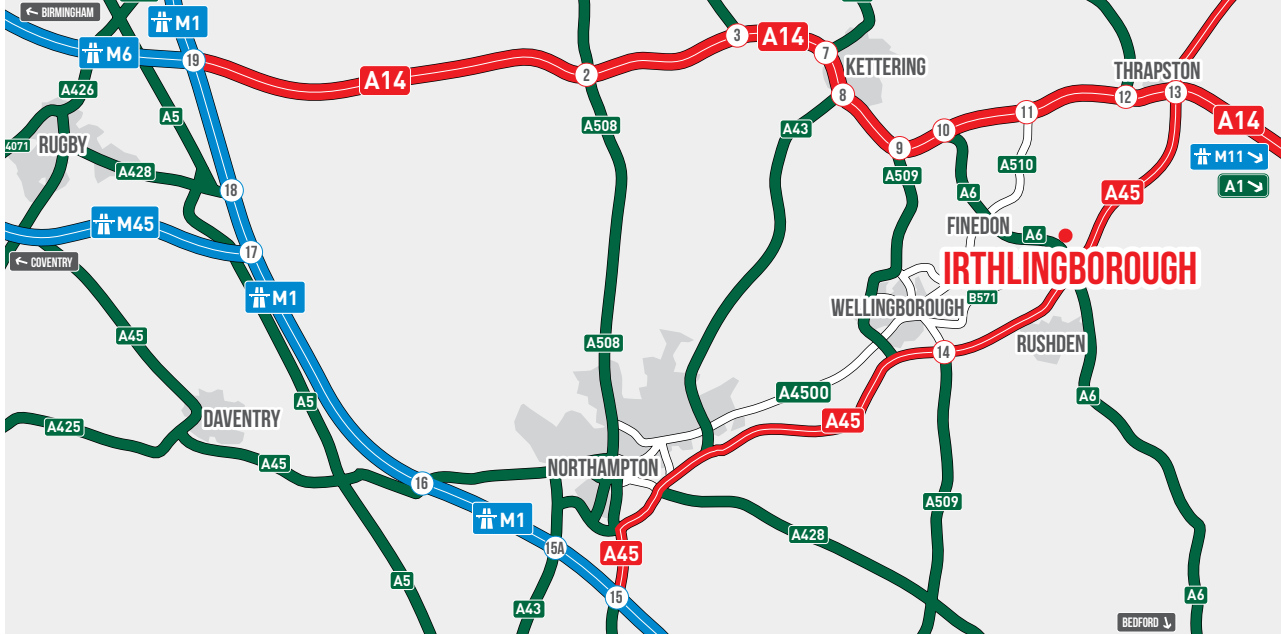
**UNIT B • LEXICON HOUSE • STATION ROAD, IRTHLINGBOROUGH
• NORTHANTS • NN9 5QF**



MODERN HI-BAY WAREHOUSE PREMISES TO LET

- APPROX. 23,578 SQ FT (2,190 SQ M)
- 8.5M CLEAR EAVES HEIGHT - RACKING BY SEPARATE ARRANGEMENT
- 2 SELF LEVELLING DOCK LOADERS
- 2 LEVEL ACCESS DOORS WITH CANOPIES
- GATED, SHARED YARD AREA
- EXCELLENT ACCESS TO MAIN ROAD NETWORKS (A45/A14/M1/M6/M11)





LOCATION

Lexicon House is located in the 'Heart' of Northamptonshire fronting the A6, immediately adjacent to the A45 in East Northamptonshire providing fast and easy access to the National Road Network including the A14 / A1 / M11 / M6 and M1.

The location / road network enables quick access to all of the major local towns including Kettering, Bedford, Rushden / Higham, Wellingborough and Northampton. The property occupies a riverside setting, on a site of some 11 acres with views over open countryside.

DESCRIPTION

The property provides for a modern hi-bay warehouse unit, served by a central loading yard. The building is of steel portal frame construction with concrete floors.

There is a small toilet block within the warehouse. Additional office accommodation is available within the adjoining Unit A by separate arrangement. Racking is available by separate agreement too

ACCOMMODATION

Approx. 23,578 ft (2,190 sq m). Minimum clear eaves height of 8.5m.

TERMS

The warehouse unit is available from November 2026 by way of a new Full Repairing and Insuring lease on terms to be agreed. The guide initial quoting rent is £225,000 + VAT and exclusive of all other outgoings

A service charge covers the upkeep of the common areas of the estate.

BUSINESS RATES

Rateable Vale £134,000

Rates payable 2026/27 approx. £57,620

Local authority - North Northants

Council

SERVICES

We have been informed that all mains services are available to the property, including 3-phase power and gas.

None of the services have been tested.

VIEWING

To view and for further information, contact the sole agents:

CHRIS BILLSON

☎ 01933 223300

☎ 07500 886176

✉ cb@prop-search.com