



HELIX PARK

VAUX ROAD
FINEDON ROAD INDUSTRIAL ESTATE
WELLINGBOROUGH
NORTHANTS
NN8 4TG



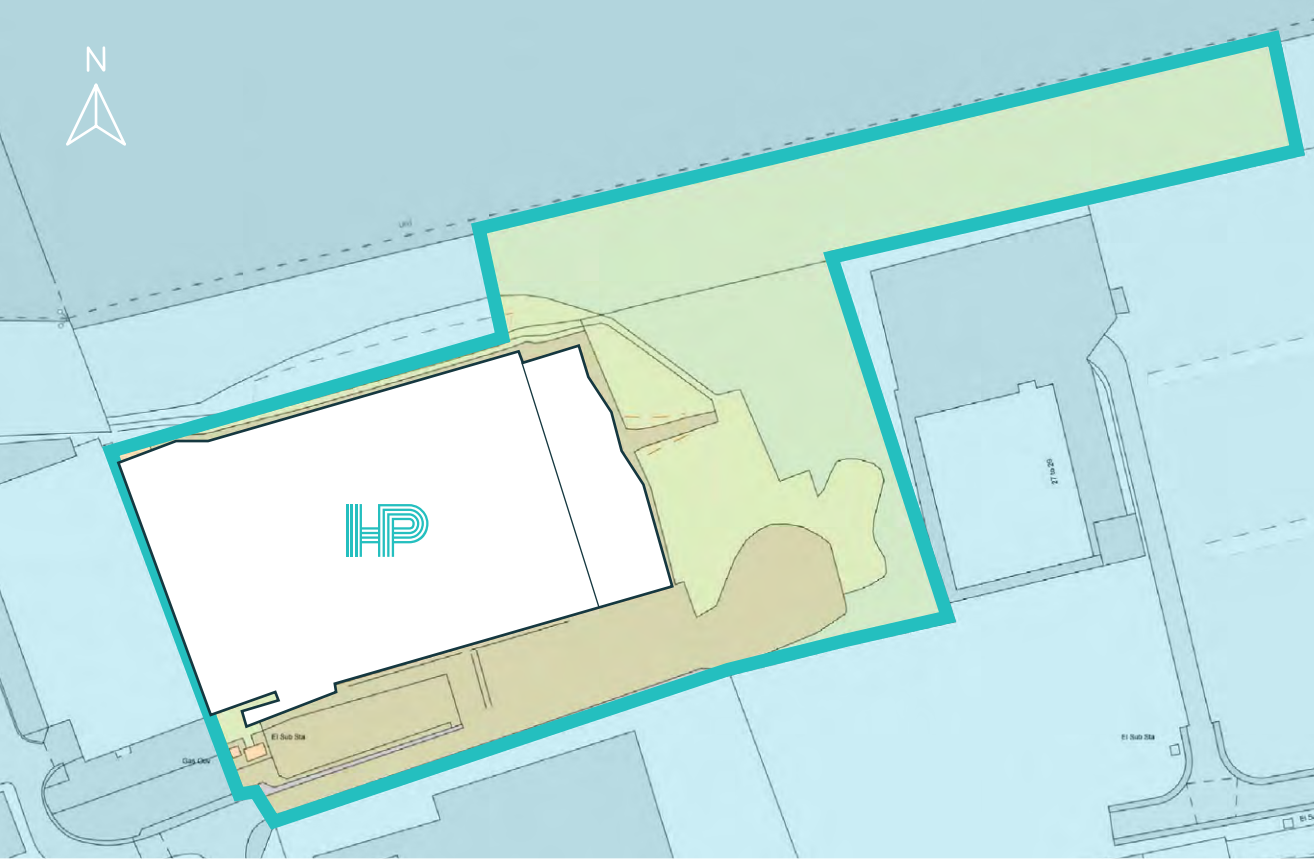
**INDUSTRIAL / WAREHOUSE FACILITY
WOULD SUIT COMPANY HQ**

TO LET / FOR SALE

112,760 SQ FT

(10,475.5 SQ M)





DESCRIPTION

The property comprises a substantial headquarters industrial/warehouse facility constructed around a steel portal frame, with insulated profile metal clad elevations beneath a clad roof. The building provides high-quality distribution and manufacturing accommodation, featuring a prominent glazed frontage and integral two-storey offices, which can readily be adapted for storage, procurement or packing uses.

The warehouse offers predominantly clear-span space, accessed via multiple loading doors, and benefits from a significant power supply via an on-site substation, making it suitable for a wide range of industrial and logistics occupiers.

Internally, the office accommodation provides a combination of open plan and cellular space arranged over two floors, together with ancillary staff facilities. A double-height reception atrium creates a strong corporate identity. These areas could be reconfigured to support more distribution-led uses, including packing, procurement and e-fulfilment operations.

Externally, the property sits within a self-contained, secure site, benefiting from dedicated yard areas, separate car parking and expansion land, offering future development potential (subject to planning).



SELF-CONTAINED SITE OF APPROX. 7 ACRES



EPC - A (24) RATED



1 X GROUND LEVEL LOADING DOOR



2 X RAISED LEVEL LOADING DOORS



230KVA POWER SUPPLY (CAPABLE OF UPGRADE TO 1,000KVA - SUBJECT TO NATIONAL GRID ENQUIRIES)



EAVES HEIGHTS RANGING FROM 4.6 - 6.5M



TWO-STOREY OFFICES / ANCILLARY SPACE / FULFILMENT & PACKING AREAS



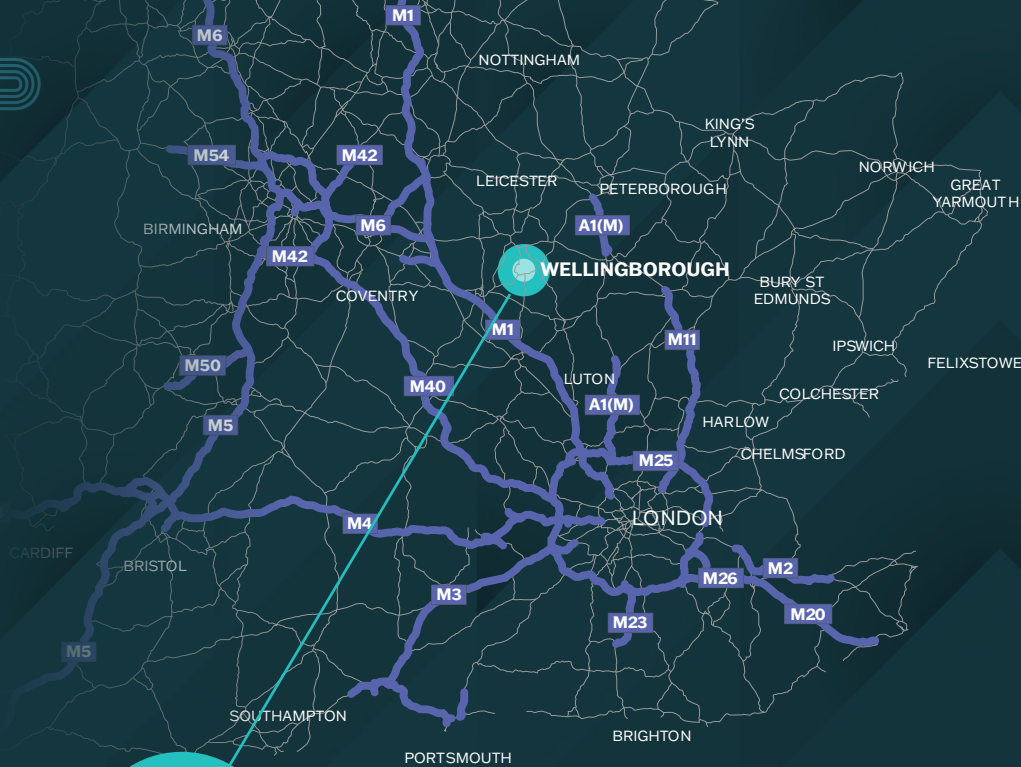
SELF-CONTAINED YARD & CAR PARKING



LOW SITE COVERAGE (APPROX. 45%)



EXPANSION / DEVELOPMENT POTENTIAL (STP)



LOCATION

Wellingborough is an established industrial and logistics location within the East Midlands, strategically positioned between London and Birmingham.

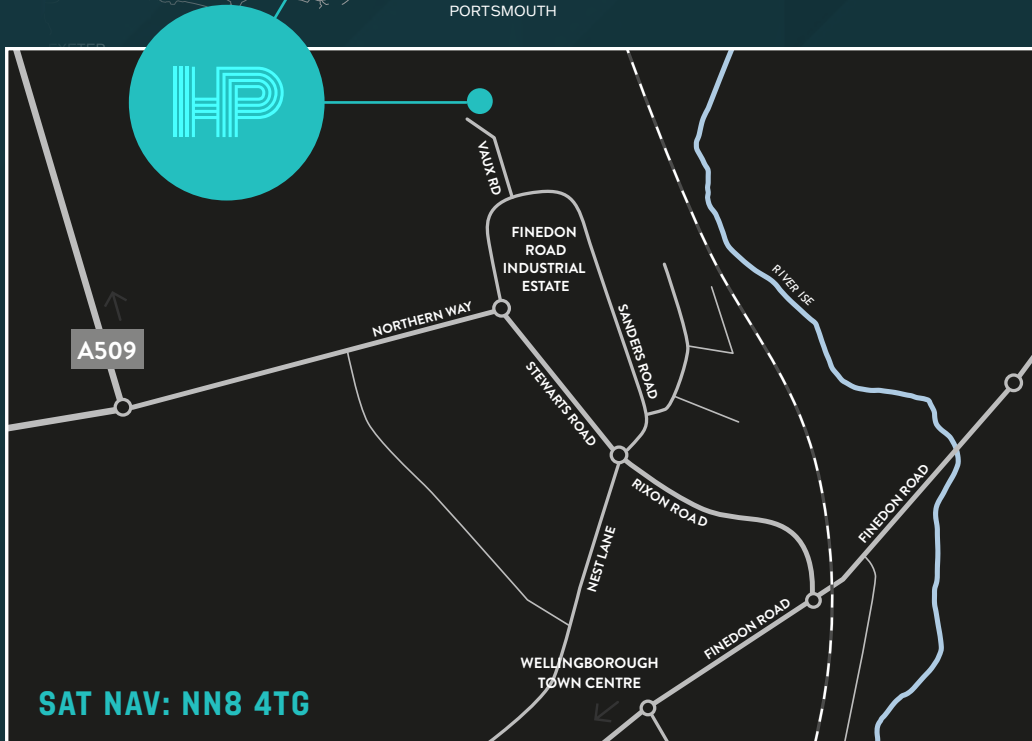
The town benefits from excellent road communications via the A45, which connects directly to the M1 (J15 & J15A) and the A14, providing access to the M6, A1(M) and wider UK motorway network.

Wellingborough railway station provides regular mainline services to London St Pancras International in under an hour, together with connections to the Midlands and the North.

The property is situated on Finedon Road Industrial Estate, one of the town's principal industrial locations, approx 2 miles north-east of the town centre.

> [OPEN IN GOOGLE MAPS](#)

> [OPEN IN WHAT3WORDS - ///ENTIRE.TRAIN.DECK](#)



ACCOMMODATION

Summary of approximate gross internal areas:

Industrial / Warehouse 97,872 sq ft (9,092.4 sq m)

Two storey office / ancillary / stores / packing 14,888 sq ft (1,383.1 sq m)

GROSS INTERNAL AREA 112,760 SQ FT (10,475.5 SQ M)

Site Area – approx. 7 acres



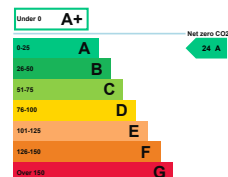
Energy performance certificate (EPC)		
29 VALUX ROAD, FINEDON ROAD INDUSTRIAL ESTATE, WELLSBOROUGH, NN8 4TG	Energy rating A	Valid until: 15 August 2033
		Certificate number: 4413-5309-8720-9547-1994
Property type	Storage or Distribution	
Total floor area	10,742 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

TERMS

The property is available to let on a new full repairing and insuring lease at an initial quoting rent of £595,000 + VAT and exclusive of all other outgoings.

Consideration would be given to a sale with a guide initial quoting price of £6.75m + VAT.

SERVICES

The property comprises a 3-phase power supply with its own substation, mains water and gas. The agents have not tested any of these services.

BUSINESS RATES

Rateable value £535,000

Rates payable 2026/2027 £296,925 pa approx.

All enquiries should be made to the Local Authority North Northants Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an excellent EPC rating of 'A' (24).

LEGAL COSTS

Each party to pay their own.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, should any transaction progress to legals, it will be necessary to check all parties involved in this transaction by way of the usual required checks

CONTACT

For viewings and further information, please contact the joint agents:

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