



65a Midland Rad, Wellingborough, Northants, NN8 1HF

FileNo/2026/AL

65a Midland Road

Wellingborough, Northants, NN8 1HF



Agreement

To Let



Detail

Offices



Rent

£4,500pa exclusive



Size

39.95 sq m
(430 sq ft)



Location

Wellingborough, NN8 1HF



Property ID

File No/2026/AL

For Viewing & All Other Enquiries Please Contact:



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AssocRICS

Agency Surveyor

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Property

The property comprises a self contained first floor office.

The accommodation comprises three offices accessed of a central landing together with WC and kitchenette and being fitted with laminate flooring, plastered and painted walls with spot lighting and sash windows to the front.

Access is via a door on Midland Road which leads to the first floor.

Accommodation

The property has been measured on a net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and we calculate this provides the following floor area:-

| Area | m ² | ft ² |
|-----------|----------------|-----------------|
| Total NIA | 39.95 | 430 |

Energy Performance Certificate

The property has an EPC rating of C/55

Services

We understand that mains electric and drainage are connected to the property.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand the property has planning for Class E use as an office.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: North Northants Council
Description: Offices and Premises
Rateable Value: £3,050
Period: 2026/27

Estimate your business rates at – GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The office is immediately available to let on a new FRI lease for a term of years to be agreed

Rent

£4,500 per annum exclusive

Service Charge

N/A

VAT

We understand VAT is not chargeable

Legal Costs

Each party to bear their own however the ingoing tenant will be required to provide an undertaking to bear the landlords reasonable abortive legal costs should the tenant withdraw from the transaction once papers have been issued.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

Location

The subject property is prominently located on Midland Road opposite the Police Station and close to the town centre.

Midland Road is a primary thoroughfare which connects the town centre toward the eastern residential areas and the railway station.

Wellingborough Railway Station is approximately 1 mile further along Midland Road and provides a mainline service to London St Pancras International with a journey time of under 1 hour and regular trains throughout the day.

The town of Wellingborough is well located being close to the A45 (linking to the A14 to the East and M1 to the West) and the A509 towards Milton Keynes.





