

INDUSTRIAL/WAREHOUSE

TO LET - MAY SELL



**12-14 Edmonds Close, Denington Industrial Estate, Wellingborough,
Northants, NN8 2QY**

#GH/2025C



**BTG
Eddisons**

12-14 EDMONDS CLOSE

DENINGTON INDUSTRIAL ESTATE, WELLINGBOROUGH, NORTHANTS, NN8 2QY



Agreement

To Let - May Sell



Detail

INDUSTRIAL/WAREHOUSE



Rent/Price

£112,000 pax
Freehold on Application



Size

1,675.4 sq m (18,034 sq ft)
Plus external stores at
245.3 sq m (2,640 sq ft)



Location

Wellingborough, NN8 2QY



Property ID

#GH/2025C

For Viewing & All Other Enquiries Please Contact:



JOINT AGENTS:
CLIFTONS
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01767 312131



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Property

The premises at Edmonds Close is a detached building, previously used for manufacturing and warehousing, with a steel portal frame. It is part brick block walls and large areas of fenestration, giving excellent natural light to the offices, having part flat roof and part pitched roofs to the main building.

The site, totalling approximately 1.102 acres (0.446 hectares), is secured by a metal palisade fence, with double gates leading into the yard area that predominantly has a Tarmac surface with some concreted area. To the rear of the property are three workshop areas, having brick block walls, flat roofs and roller shutter doors.

Internally, the main building has two main personnel access areas, one immediately off Edmonds Close and one from the main yard area, with a roller shutter loading door to the rear elevation.

The property is split internally into ground floor offices and ancillary accommodation to the front, and side elevation to yard. With the main production space with accommodation of open warehouse/production area and purpose built laboratory space that includes suspended ceilings.

The main production area/warehouse area is heated via a suspended gas blower heater, with the office having a wet radiator gas fired system.

There is a clear eaves height of approx. 3.26m, a full eaves height of approx. 4.18m and an apex of approx. 5.25m.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following GIA floor areas.

Area	m ²	ft ²
Main Building	1,675.4	18,034
Rear West Store	148.18	1,595
Rear East Store	97.12	1,045

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Services

We understand that mains single and three phase electricity, water, drainage and gas supplies are connected or available 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

The property has been used for industrial warehousing and ancillary office purposes in the past, and planning given to the extensions in 2012 to provide ancillary storage. Under application WP/2012/0238. Interested parties are advised to make their own investigations to the Northamptonshire Council on 0300 126 3000 to ensure that they are happy that a use will be accepted.

Rates

Charging Authority: North Northamptonshire Council
Description: Warehouse and Premises
Rateable Value: £69,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - 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.

Energy Performance Certificate

The property currently has an EPC of D-96.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, with a term and rent review pattern to be agreed.

Alternatively, the freehold sale may be considered, with further details **on application**.

Rent/Price

£112,000 per annum exclusive payable quarterly in advance by standing order.

VAT

All figures quoted are exclusive of VAT and, unless stated otherwise, is deemed to be applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

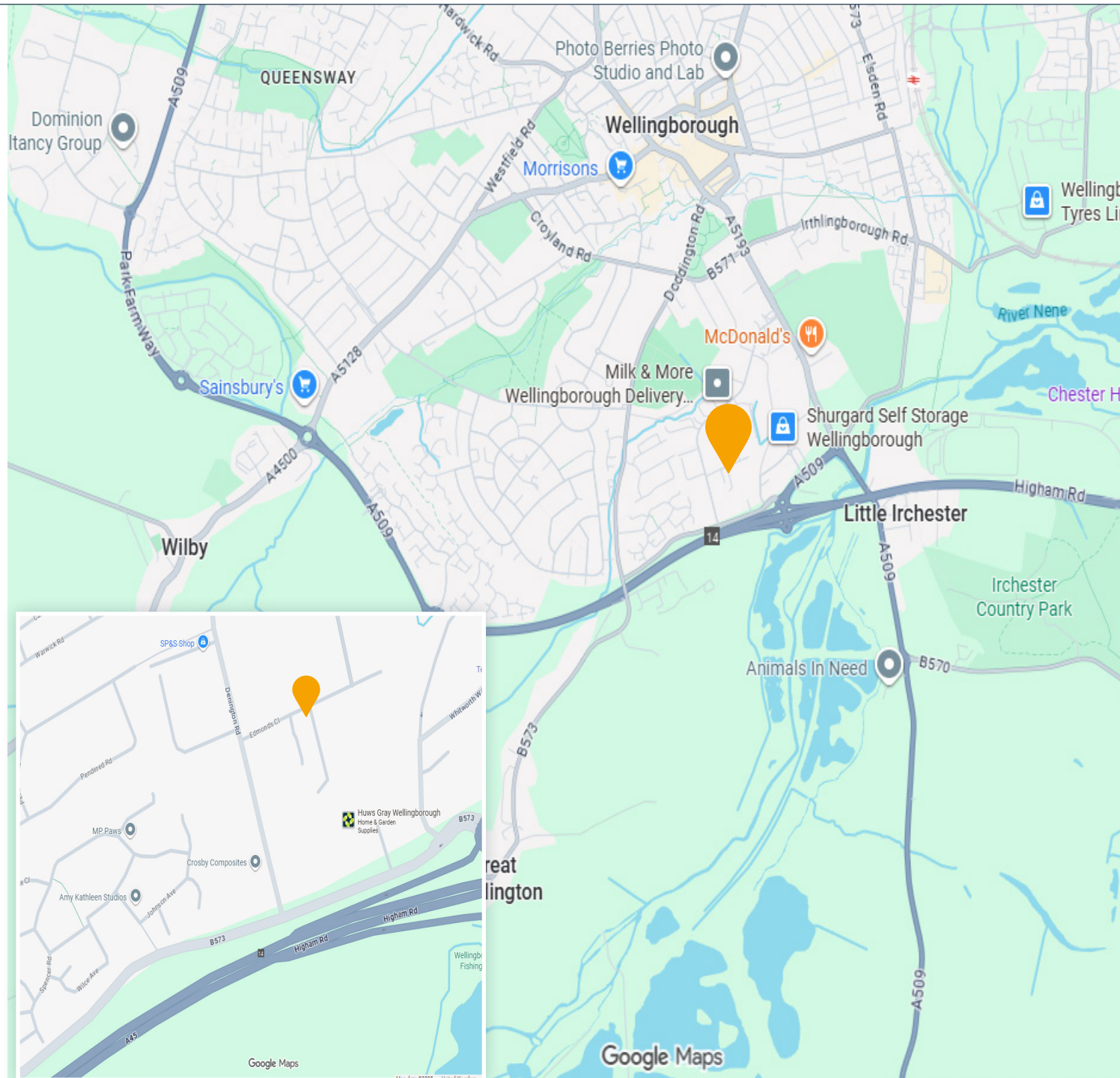
Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Wellingborough is located to the east of Northampton and is well positioned to take advantage of the country's communications network - including the the A45 dual-carriageway, M1 motorway (accessible via the A45) and the A14 (5 miles away) linking the east coast ports of Felixstowe and Harwich to the east and with the M1/M6 motorways to the west.

The property is located in Edmonds Close on the Denington Industrial Estate which is located to the south of Wellingborough Town Centre, immediately adjacent to the A45 dual-carriageway.





Salvation Army Trading Company

A & J Sectional Buildings

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Huws Gray Wellingborough Home & Garden Supplies

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