

***GOLDEN TRIANGLE LOGISTICS WAREHOUSE AVAILABLE***

**TO LET**

**Competitive  
Rent**

**Flexible  
Lease Terms**



**Helix Park, Vaux Road, Wellingborough, Northamptonshire, NN8 4TG  
112,760 SQ FT (10,475.75 SQ M)**

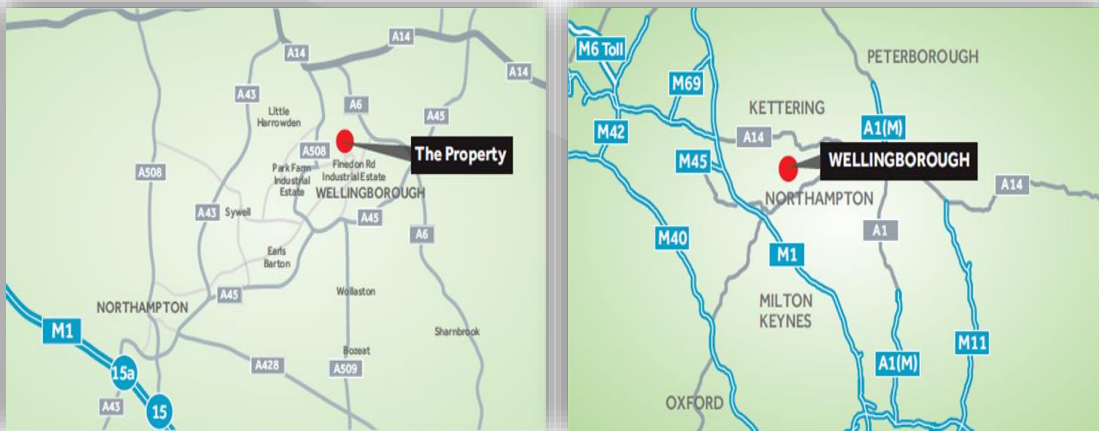


## LOCATION

Wellingborough, within the Golden Triangle, is considered to be one of the primary logistics areas in the UK.

The property is situated on Finedon Road Industrial Estate, one of the primary industrial estates in Wellingborough, located approximately 2 miles north of Wellingborough town centre and in close proximity to Stanton Cross, a £1bn community flagship project.

The property enjoys excellent connectivity to major transportation networks with the A509 located within c.1 mile which in turn provide easy access to the M1, A14, A45 and other key arterial routes.



## DESCRIPTION

The property provides a steel portal frame, semi-detached industrial/warehouse facility that benefits from the following specification:

- Eaves height of 4.6 – 6.5m.
- 2 raised level loading doors and 1 level access door.
- 2 storey offices incorporating a mix of open plan and cellular office suites.
- 26m secure self-contained yard depth
- On a site of 5.38 acres with a low site coverage of 45% offering potential to extend the current yard area.
- Potential for up to 3 MVA of power.



## ACCOMMODATION

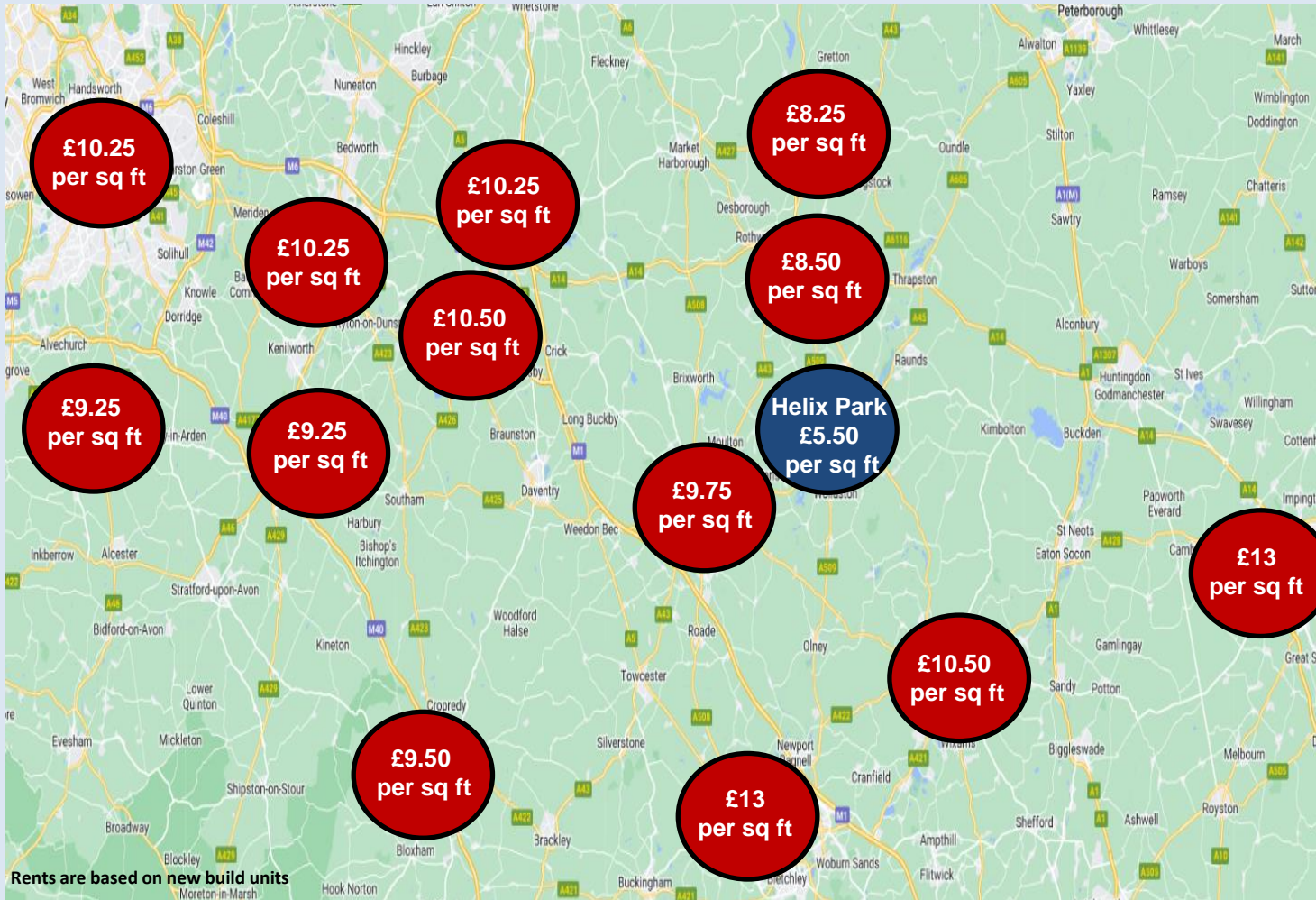
Description	SQ FT	SQ M
Warehouse	97,872	9,092.61
Offices	14,888	1,383.14
<b>Total</b>	<b>112,760</b>	<b>10,475.75</b>



**QUOTING**  
£5.50  
per sq ft

**FLEXIBLE  
LEASE  
TERMS**

**PRIME  
LOGISTICS  
AREA**



## TERMS

The premises is available on new fully repairing and insuring lease terms for a term to be agreed.

## RENT

£5.50 per sq ft, exclusive

## LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

## VAT

VAT may be payable on any transaction at the prevailing rate.

## SERVICES

Interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus onsite and therefore cannot verify the condition.

## RATEABLE VALUE

The Rateable Value for the premises is £420,000 (1 April 2023 to present).

# Contact.



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For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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[Particulars dated [2024]. Photographs and videos dated [2023]

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