



HOWKINS &
HARRISON

Unit 1, Manor Farm, Teeton, Northampton, Northamptonshire, NN6 8LH

£7,500 per annum exclusive

- Attractive rural location
- Electric roller shutter door
- 146.4 sq.m / 1,576 sq.ft
- Available Immediately
- Secure Site

Please contact Jake Toddington MRICS

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Warehouse / Industrial Unit to Let in a rural location GIA: 146.4 sq.m (1,576 sq.ft)

Description

Warehouse / light industrial unit offering open plan storage space in a rural setting, close to main roads including A5199, A14 and M1. The unit consists of an open plan storage area, benefiting from a roller shutter door with a height of 3.5m, a pedestrian door, concrete floor and LED lighting.

The unit is located at Manor Farm close to the A5199 in the village of Teeton, Northamptonshire. The A5199 provides access to Northampton (8 miles), Junction 1 of the A14 (5 miles) and the wider national motorway network.

Not suitable as a workshop.

The accommodation comprises the following areas:

Accommodation	Sq m	Sq ft
Warehouse	146.4	1,576

Price

£7,500 per annum exclusive

Tenure

Available on flexible terms, terms to be agreed.

Utilities

The property benefits from electricity and drainage. The unit is metered and the tenant is responsible for the payment of all utilities from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.

Deposit

A deposit will be required to be held for the duration of the term.

Viewings

Strictly by prior appointment with sole agents Howkins & Harrison LLP

Please contact Jake Toddington MRICS

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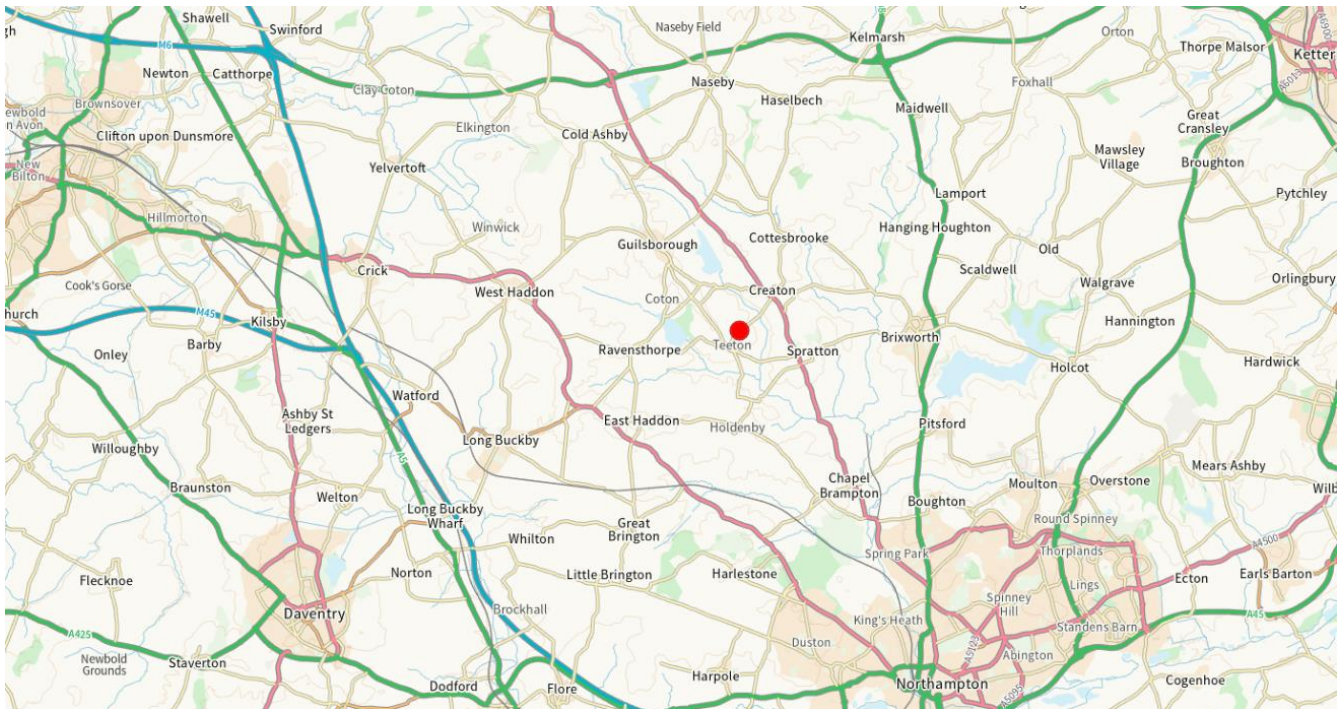
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Unit 1 - Manor Farm
Approx. 146.4 sq. metres (1575.8 sq. feet)

