

## TO LET Open Storage Yard

20-29 Doddington Road, Wollaston  
Wellingborough, Northamptonshire, NN29 7PR

### Key information

- ☐ Established secure yard
- ☐ 1 acre with flexibility to accommodate other reasonable requirements
- ☐ Fenced
- ☐ Part surfaced (can be fully surfaced by mutual agreement)
- ☐ Accessible location
- ☐ Flexible terms available

### Contact

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## Location

The site is located just off the A509 which connects Wellingborough (3 miles north) to Bedford (15 miles south) and is 2.5 miles south of the A45 on the edge of the village of Wollaston.

Adjacent are several other similar industrial and storage occupations.

## Description

An established secure storage yard with palisade fencing and ancillary buildings.

Suitable for a wide variety of uses, subject to appropriate consents.

## Availability

The whole site currently extends to 0.826 hectares (2.04 acres).

Short or longer term leases available.

Enquiries welcome based upon a notional 1 acre but can offer a degree of flexibility for specific requirements.

Area delineated blue on the plan shows approximate area available. Other configurations can be negotiated.

Once terms are agreed the appropriate area will be fenced.

Other services such as electricity and office accommodation are available by negotiation.

## Energy Performance Rating

Energy Performance Asset Rating – N/A

## Tenure & Terms

A new lease is available outside the Landlord and Tenant Act 1954.

Rent - £50,000 per acre.

Please contact the sole letting agent for further details.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charge at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.





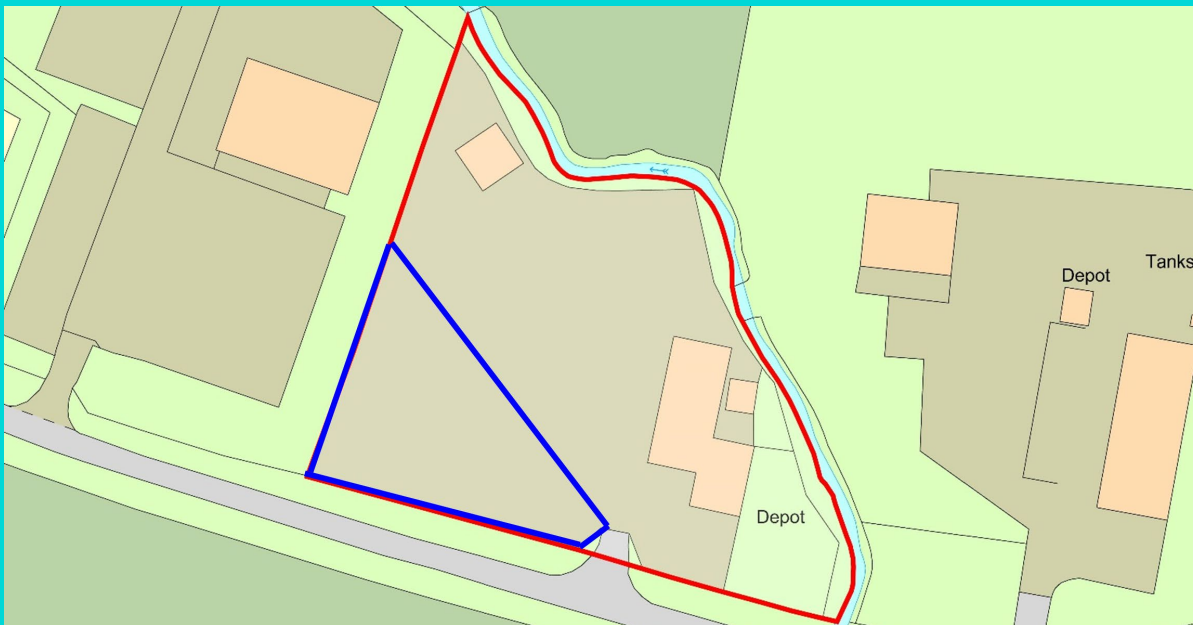
### Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Viewing

Strictly via the sole letting agent only.



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