

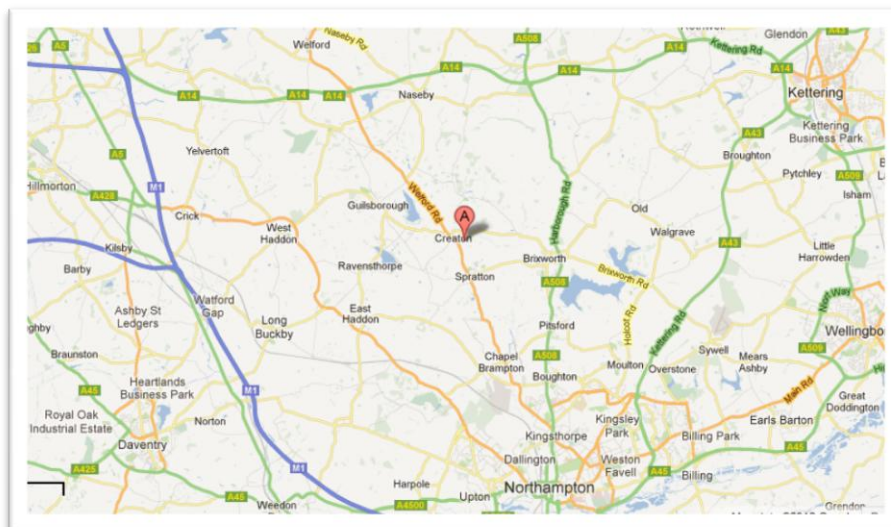
TO LET

UNIT 7, MATTS LODGE FARM, CREATON, NORTHAMPTONSHIRE NN6 8NN



A secure small workshop available to rent:

- Size:** c. 500sq ft of workshop space with mezzanine floor & parking
- Rent:** £4,500 pa + VAT
- Term:** Minimum of 12 months
- Use:** Sorry, no commercial motor trade
- Local Preference:** We have a preference for tenant's who live nearby & provide employment opportunities for local people. Resident's of Creaton & Spratton will receive their first month free.



LOCATION

The property is located at Matts Lodge Farm just off the A5199 in the village of Creaton Northamptonshire.

The A5199 provides access to Northampton (8 miles), Junction 1 of the A14 (5 miles) and the wider national motorway network.

DESCRIPTION

The property is at Matts Lodge Farm a privately run rural light industrial estate. Matts Lodge Farm benefits from remotely accessible CCTV. The owners / employees work / live on site to help with security.

Matts Lodge Farm is connected to high speed internet through the Gigaclear network.

The unit measures approximately 500 sqft. The mezzanine floor can wither be sold for £1 to an incoming tenant otherwise it can be removed. If the incoming tenant wishes to make further improvements / alteration these will be considered.

Unit 7 benefits from 3-phase electricity, sodium lighting, 14ft wide electric roller shutter doors (new in 2019), secure personnel door, concrete floor, water, parking for two cars and communal on site facilities.

ACCOMMODATION

We calculate the approximate gross internal floor area to be 500 Sq ft (22.5ft x 22ft) + mezzanine floor

TENURE

The units are available to lease for between one and three years at terms to be agreed.

RENT

The rent is £4,500 pa + VAT. This is payable monthly in advance by standing order.

A deposit of between 1 – 3 months will be required.

RENTAL ALTERNATIVE

Depending on the nature of the tenant we would be interested in investing in their business business. Please contact us to discuss.

VAT

VAT will be charged where applicable.

BUSINESS RATES

Any incoming tenant may qualify for Small Business Rates Relief but we recommend that you contact Daventry DC directly to confirm.

VIEWINGS

Please call John on 07966 363926 or George on 07894 336626 to arrange a viewing.

