

Warehouse Unit | To Let or For Sale

CBRE

0121 616 5555

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DRAKE
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The No.1 Building,

Sanders Lodge,
Rushden,
Northamptonshire,
NN10 6BQ

132,723 sq ft
(12,329 sq m)

Available January 2025



For identification purposes only

Description

- 10 dock access doors
- 2 level / ramp access doors
- 4.6m (min) / 5.6m (max) eaves with 9.5m to the ridge
- Loading yard with potential to expand
- 2 external canopies
- Integral 2 storey offices fit with WCs and kitchen
- Warehouse heating and lighting

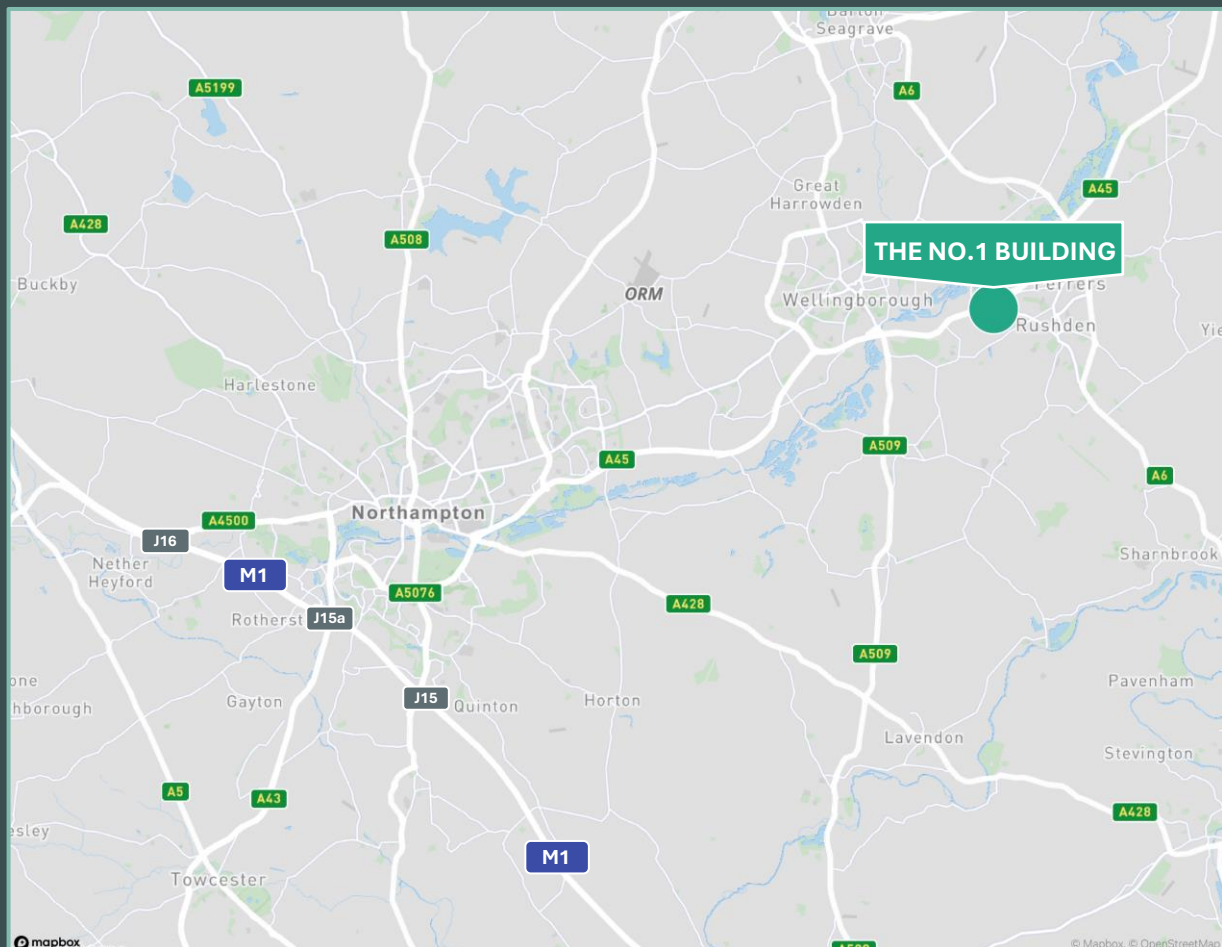
ACCOMMODATION

	Sq Ft	Sq M
Warehouse	127,798	11,873
Ground floor offices	3,367	313
First floor offices	1,558	145
TOTAL	132,723	12,330
West canopy	2,325	216
East canopy	2,354	219

We have relied on measurements provided.

Location

- The property is situated on the Sanders Lodge Industrial Estate in Rushden, adjacent to the A45 dual carriageway which provides direct access to the M1 and A14.



Terms

This property is available either For Sale or To Let. Contact the agents for further detail.

VAT

Figures quoted are exclusive of VAT unless otherwise stated.

Business Rates

The property has a Rateable Value of £392,500. Interested parties to rely on their own enquiries with the Local Authority to determine the rates payable.

Legal Costs

Each party will be responsible for their own professional costs incurred.

EPC

To be confirmed.

Anti Money Laundering

Please note, identification checks are undertaken for all parties leasing property and we will request proof of identity for the leasing entity.

Contact Us

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