



5A GREAT CENTRAL WAY
WOODFORD HALSE
NN11 3PZ
BUSINESS UNIT WITH YARD
TO LEASE



Suitable for Workshop, Storage & Light Industrial uses

LOCATION

Woodford Halse is a popular location in between Banbury, Daventry, Towcester and Southam. The unit is located on Great Central Way which is the established industrial estate within the town.

DESCRIPTION

The unit is end of terrace and benefits from a useful concreted self-contained yard to one side. The unit walls and floor have been decorated internally, new lighting installed and the unit includes double glazed windows plus a loading door. The windows have security bars installed. There is an office on the ground floor and a storage area above. There is plenty of space for parking and loading/unloading. Toilet facilities at ground and first floor.

The premises comprise the following;

Unit: 12 m front to back x 8.85 m wide: 106.20 sq m / 1,143 sq ft

Additional first floor store: 7.90 x 4.50 m: 35.55 sq m / 83 sq ft

Total Area: 141.75 sq m / 1,526 sq ft

Eaves: 4.80 m / 16 ft

Yard: 10 m front to back x 6.60 m wide: 66 sq m / 710 sq ft

This represents the area one could fence off, the yard is actually larger



TERMS

The premises are available to lease for a term of three years or longer at **£9,000 p.a.**

The premises are VAT free.

There will be a charge due to the landlord for the building insurance which is approximately £750 p.a.

INTERNAL PHOTOS



BUSINESS RATES

The Rateable Value is £7,700. This is NOT the amount payable.

Subject to qualifying criteria a small business could be eligible for Small Business Rates Relief (SBRR) which if approved would result in a 100% exemption.

<https://www.daventrydc.gov.uk/business/business-rates/reliefs/sbrr/>

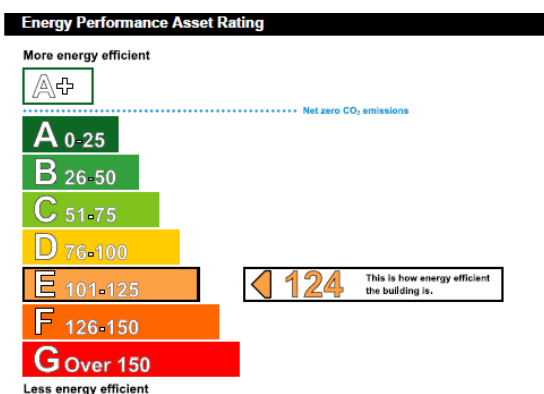
FURTHER INFORMATION

Is available from Neil Wild

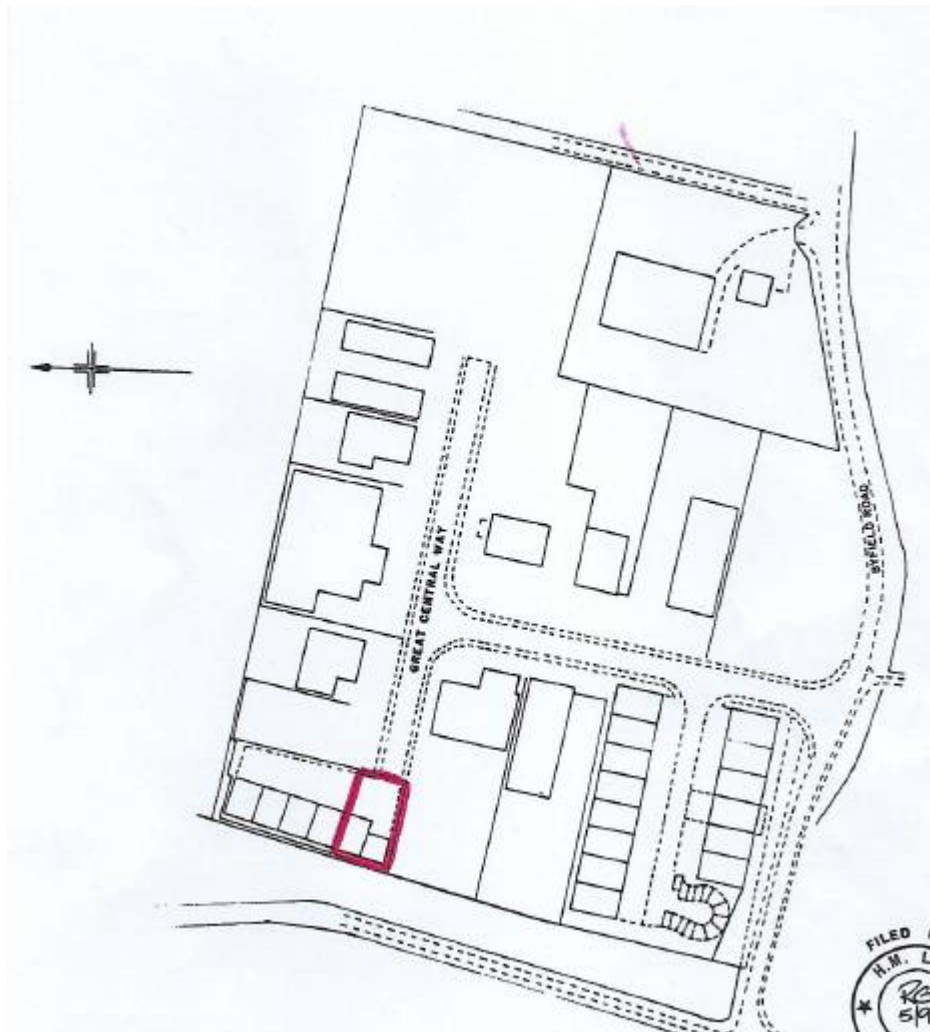
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ENERGY PERFORMANCE CERTIFICATE



PLAN



IMPORANT NOTICE

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