

TO LET

UNIT 20

900 SQ FT LIGHT INDUSTRIAL UNIT

MATTS LODGE FARM, CREATON | NORTHAMPTONSHIRE NN6 8NN

AVAILABLE NOVEMBER 2026

Arrange an early viewing

**900 SQ FT**

Excellent starter unit

£12,000 PA + VAT

£1,000 pcm + VAT

YARD & STORAGE

Additional space on site

1-3 YEAR LEASE

Minimum 12 months

**A WELL-CONNECTED RURAL
BUSINESS LOCATION**

A secure, professionally managed workshop within an established rural business park, offering excellent road links and panoramic countryside views.

VIEWINGS**George Matts | 07894 336626**

george@loc-box.co.uk

UNIT 20 AT A GLANCE

A practical light-industrial unit with the infrastructure and support to help a business operate smoothly.



PROPERTY

A clear-span light-industrial unit measuring approximately 30 ft x 30 ft, with a gross internal area of approximately 900 sq ft (83.61 sq m).

SPECIFICATION

- Fully insulated walls and roof
- Electric roller-shutter door
- 3-phase electricity and water
- Gigaclear high-speed fibre internet
- On-site parking

LOCATION

Just off the A5199 at Creaton, approximately 8 miles from Northampton and 5 miles from Junction 1 of the A14, with convenient onward access to the M1 and M6.

SITE AMENITIES

- Comprehensive CCTV and electric entrance gates
- Landlord based in the on-site office
- Landlord's employee living on site
- Communal on-site facilities
- On-site dog walking park
- Panoramic Northamptonshire uplands views
- Additional yard space and parking available to rent, subject to availability
- Storage containers available on flexible terms

TERMS

AVAILABILITY	From November 2026
RENT	£12,000 per annum plus VAT (£1,000 pcm plus VAT)
LEASE	One to three years; minimum initial term 12 months
USE	Sorry, we have a strict no motor trade policy

BOOK A VIEWING

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