

To Let

Industrial/Warehouse
Premises

Units 3 & 4
South March
Daventry
Northants
NN11 4PH

September 2019



Units 3 & 4, South March, Daventry, Northants, NN11 4PH

Highlights

Industrial/warehouse accommodation extending to 1,382.4 sq.m. (14,880 sq. ft.)

Highly prominent roadside location

Location & prominence of unit would lend itself to a trade counter use (STP)

Established industrial location

Immediate occupation available

Roller shutter access

3-phase electricity

Quoting rent £82,000 p.a. (exclusive)

Location

The units are situated 1 mile south east of Daventry town centre, at the junction of Long March Road and Southern Way (A425), within the established High March Industrial Estate. The property benefits from a highly prominent roadside location with easy access to the A45 and wider road/motorway network.

Nearby occupiers include Screwfix, Howdens, Enterprise Rent-a-Car and Travis Perkins.

Description

Semi-detached unit of steel portal frame construction, with brick and block elevations and concrete floor. The pitched roof is covered with profile sheet metal cladding and translucent roof lights.

The units provide a clear internal height of 4.6m, with a maximum internal height of 5.3m. Access is via two roller shutter doors.

Offices are located to the front elevation, which house toilet facilities.

Externally, there is a hard standing yard area.

Floor Areas

Description	Sq ft	Sq M
Unit 3	6,346	589.6
Unit 4 (inc. Mezz)	6,954	646.0
Offices	669	62.15
Workshop	386	35.9
Compressor	525	48.7
Total GIA	14,880	1,382.4

Planning

We understand that the property has an established B1, B2 and B8 use class consent. Interested parties should make their own enquiries.

Potential trade counter use (subject to planning).

Business Rates

Billing Authority: Daventry

Description: Warehouse and Premises

Rateable Value: £41,750

Rates Payable: £20,499.25

UBR for 2019/20 is 49.1p in the £)

Tenure

Leasehold.

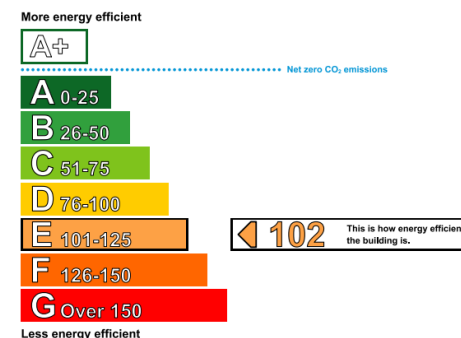
VAT

All prices quoted are exclusive of any VAT liability.

Costs

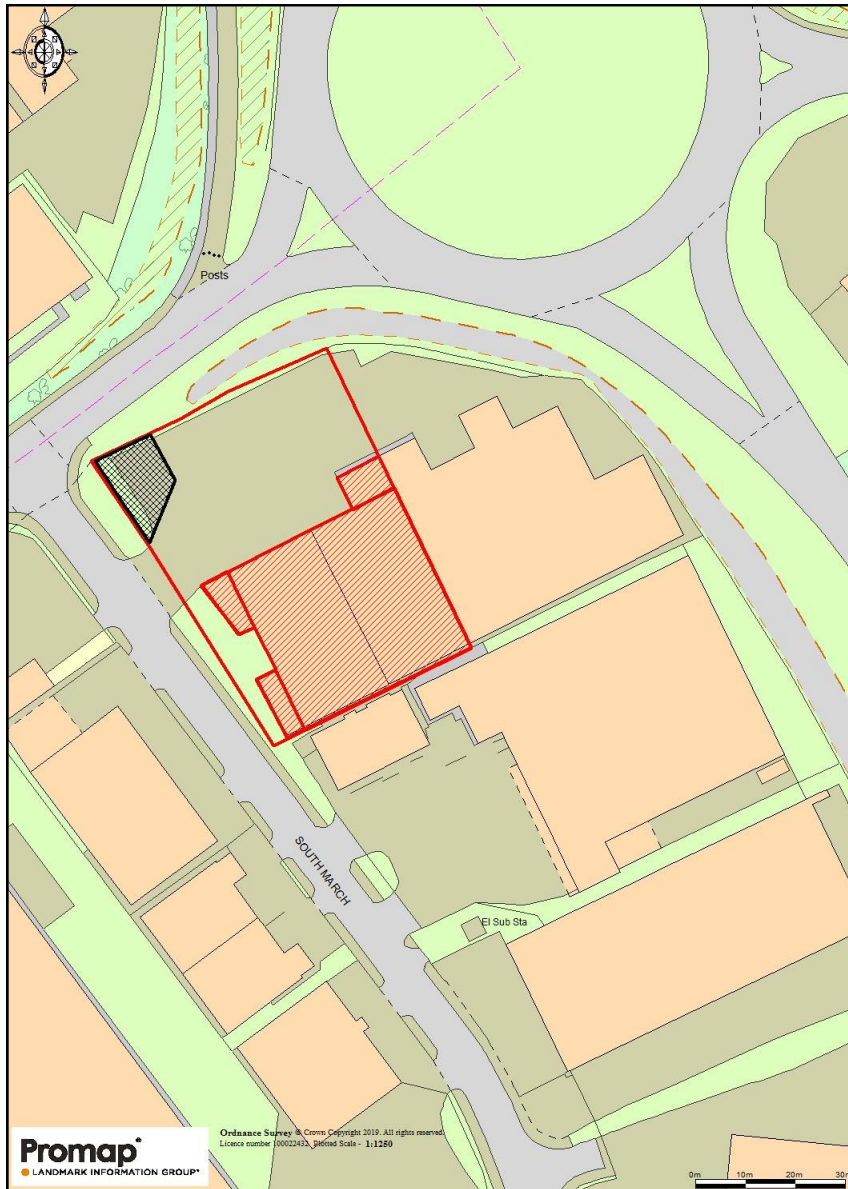
Each party will bear their own costs in respect of the transaction.

EPC Rating



Quoting Terms

Rental proposals in the order of **£82,000 p.a. (exclusive)** are invited based on terms to be agreed.



*Area cross-hatched black is to be retained by the landlord until 2024



For further information please contact:

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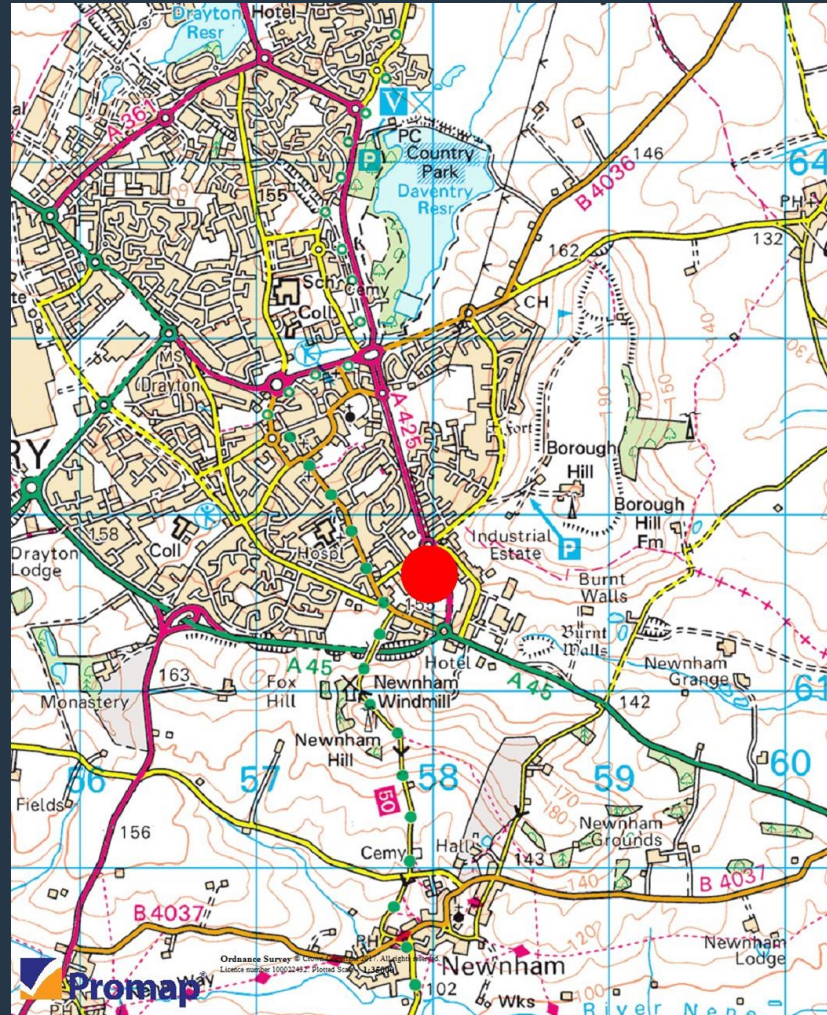
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