

DRAFT DETAILS

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INDUSTRIAL / WAREHOUSE UNIT 15,706 FT² (1,459M²) APPROX **TO LET**



UNIT D DAVENTRY INTERCHANGE | SOPWITH WAY | DRAYTON FIELDS | DAVENTRY | NN11 8PB

- Located on the corner of Drayton Way & Sopwith Way within the established Industrial Estate
- Just 8 miles from J16 of the M1 Motorway
- Minimum eaves height 7.5m
- 3.2 Tonne Demag gantry crane
- Allocated car parking and good loading area

AVAILABLE TO LET ON A NEW FRI LEASE AT A RENT OF £94,250 PAX

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For Identification Purposes Only

LOCATION

The property is located on Sopwith Way on the Drayton Fields Industrial Estate at Daventry. Daventry has a population approaching some 20,000 people and lies at the inter-section of the A45 and A361 trunk-roads and is well located to the M1, M6 and M45 motorways as well as the A5 and A14 trunk-roads.

The property is located on the Drayton Fields Industrial Estate approximately 1.5 miles north of the town centre.

DESCRIPTION

The building comprises a steel portal frame with metal insulated profile cladding to the elevations and roof, with double skinned roof lights and internal blockwork to a height of approx. 2m around the perimeter.

The warehouse has a minimum eaves height 7.5m and benefits from a 3.2 Demag Gantry crane, 2 Floor mounted gas space heaters, sodium lights, office and ancillary accommodation.

Good loading access is provided via a two level access doors and externally there is ample car parking.

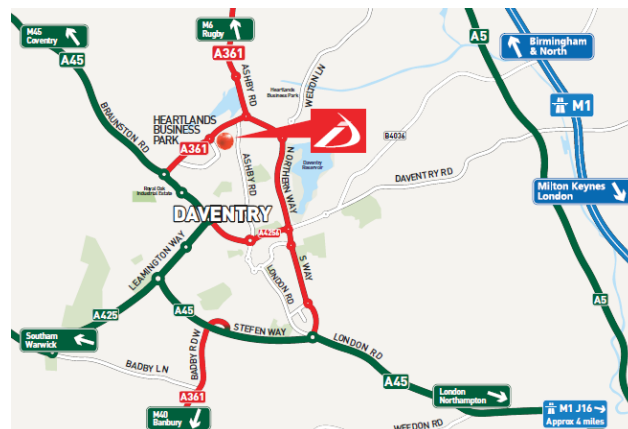
The premises is in the process of being refurbished by the current tenant, further details are available on request.

ACCOMMODATION

	ft ²	m ²
Warehouse	14,915	1,385.63
Office / Ancillary	<u>791</u>	<u>73.48</u>
Approx. Total GIA	15,706	1,459.12

SERVICES

We understand that all mains services are connect to the property. TDB Real Estate have not tested thee services and occupiers are advised to make their own enquiries in this regard.



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TENURE

The property is available by way of a new full repairing and insuring lease a rent of **£94,250** pax.

RATES

The rateable value of the property is £59,000. Rates payable for the current financial year April 2018 – March 2019 - £29,087 approximately.

Interested parties are advised to make their own enquiries of the Local Billing Authority.

SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

EPC

EPC Rating— awaiting reassessment,

LEGAL COSTS

Each party to bear their own.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

VIEWING

Viewing and further information strictly via the sole agents,

Mark Brown / Victoria Robinson
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