

01604 60 40 20

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www.tdbre.com

**MODERN, SELF CONTAINED OFFICES TO LET/MAY SELL  
688 – 3,693 SQ FT (63.92 – 313.09 SQ M) APPROX.**



**15 - 16 COTTESBROOKE PARK | HEARTLANDS | DAVENTRY | NN11 8YL**

- ▶ To be refurbished to a good specification
- ▶ High quality detached modern offices, which can be split on a floor by floor basis
- ▶ Dedicated car parking spaces
- ▶ Excellent road access to the A45/M1/M6
- ▶ Available early 2020

**AVAILABLE ON A NEW FLEXIBLE FRI LEASE**

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For Identification Purposes Only

### LOCATION

The property is situated on Cottesbrooke Park, which is located on Heartlands Business Park. Heartlands is the most modern of all the estates in Daventry on the north side of the town.

Daventry is located at the intersection of the A361 and the A45 trunk roads and has good road communications with the M1, M6 and M45 motorways, as well as the A5 and A14 trunk roads. The new Daventry A45 link road is now open and has improved drive times between Daventry and J16 of the M1.

### DESCRIPTION

The premises are detached, modern, constructed from cavity brick/block, two storeys with a pitched tiled roof. Internally the two units have been knocked through, however it would be very simple to reinstate and let or sell the buildings separately. Each unit benefits from a kitchen and W/C's. The units benefit from air conditioning (heating and cooling), Cat 2 lighting and a door entry system.

There are 18 car parking spaces which equates to an excellent car parking ratio of 1 space per 204 sq ft.

### ACCOMMODATION

The approx. floor areas are expressed on a net internal area (NIA) as follows:

	Sq M	Sq Ft
<b>Unit 15</b>		
Ground	94.48	1,017
First	107.77	1,160
<b>Unit 16</b>		
Ground	63.93	688
First	76.89	828
<b>Total NIA</b>	<b>313.09</b>	<b>3,693</b>



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### TERMS

The premises are available by way of new flexible full repairing and insuring leases, on a floor by floor basis, for the individual units, or for both units combined. Rent on application. Both parties to pay their own legal costs incurred in the transaction.

### RATES

Currently the two units are rated separately as follows:

	Rateable Value (£)	Rates Payable 19/20 (£)
<b>Unit 15</b>	18,500	9,084
<b>Unit 16</b>	13,000	6,383

### SERVICES

We understand that all mains services connected to the property. TDB have **not** undertaken any tests or checks in respect of the services or service installations. Interested parties are advised to make their own investigations.

### EPC

The units have an EPC rating C-66.

### VIEWING

Viewing and further information strictly via the sole agents,

**Mark Brown/Harry Brown**

Mark@tdbre.co.uk / Harry@tdbre.co.uk