

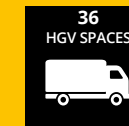
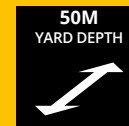
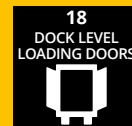
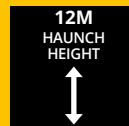
# TO LET

## FITTED MODERN DISTRIBUTION WAREHOUSE

251,041 sq ft (23,322.46 sq m) GIA



**Watling Park**  
Daventry NN6 7XY





## LOCATION

Watling Park is located directly off the A5 four miles to the east of Daventry Town Centre within the Golden Triangle. Daventry International Rail Freight Terminal (DIRFT) and Junction 18 of the M1 are both within 5 miles of the site. The location also benefits from being within 13 miles of the following arterial roads and motorways; A14, M1, M6, M45, A45 and A43.

Fast and accessible train connections to the north and south are also available to Northampton and Rugby, with a journey time of 45 minutes into London.

Nearby occupiers include;  
**Royal Mail, Sainsbury's, XPO, Tesco & Eddie Stobart.**

## DESCRIPTION

The unit comprises a steel portal frame high bay warehouse with integrated offices, secure car parking area and a dedicated secure service yard.

## ACCOMMODATION

Gross internal areas approximately:

	Sq ft	Sq m
Warehouse	240,796	22,370.68
Two Storey Offices	10,245	951.78
Total	251,041	23,322.46

Site area of 12.5 acres.

## RENT

Rent upon application.

## EPC

The unit has an EPC rating of 61(C).



## SPECIFICATION

### WAREHOUSE / YARD

- 12m to underside of haunch rising to 13.9m at the apex
- 18 dock level loading doors including 3 double height
- 4 level access loading doors
- Fluorescent strip lighting
- Sprinkler system
- Staff kitchen facilities
- First Aid and security rooms
- CCTV
- 450 kVA power supply

### OFFICE / ANCILLARY AREAS

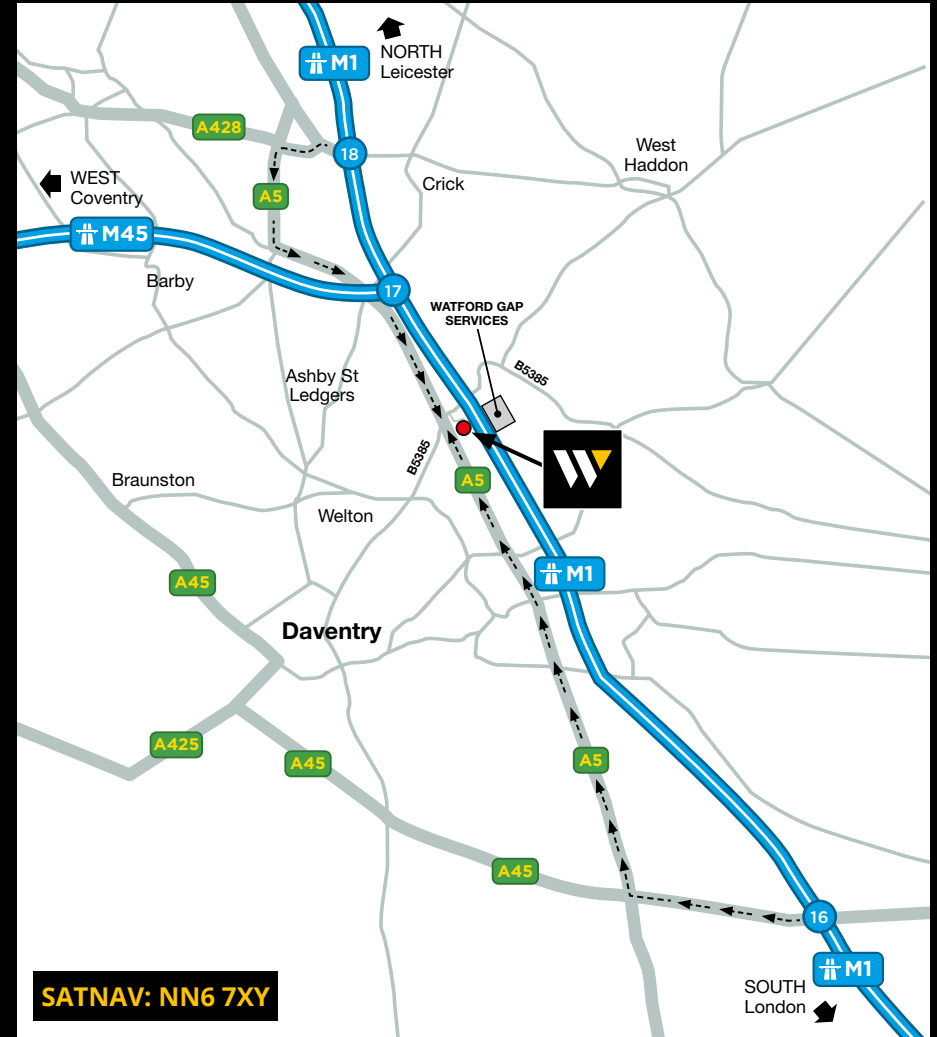
- Reception
- 800kg Passenger lift
- Air conditioned offices
- Electric heating in ancillary areas
- Raised floors and suspended ceilings

### YARD

- 50m yard depth
- 177 Car Parking Spaces







## HGV DRIVE TIMES

Cities	Miles	Time
Leicester	27	57
Coventry	24.9	57
Northampton	13.5	25
Daventry	4.7	10
Birmingham	43.1	1hr 19
Milton Keynes	25.7	46

## Airports

East Midlands	41.5	1hr 17
Birmingham	33	58

## Ports

Felixstowe	134	3hr 59
Southampton	140	4hr 13

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## VIEWING

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