

# SIGNAL PARK

DAVENTRY | NORTHAMPTONSHIRE | NN11 4RU

**5 UNITS REMAINING**  
**FROM 2,286**  
**TO 20,200 SQ FT**

**REDUCE YOUR ENERGY COSTS**  
**BRAND NEW UNITS, WITH EPC RATINGS OF A**



- **HIGH QUALITY TRADE COUNTER / INDUSTRIAL / COMMERCIAL DEVELOPMENT**
- **MAIN ROAD PROMINENCE WITH EXCELLENT ACCESS TO THE M1**
- **THE FIRST MULTI LET DEVELOPMENT OF THIS SIZE IN DAVENTRY FOR 10 YEARS**





BRAND NEW UNITS WITH EPC RATINGS OF A



## DESCRIPTION

Signal Park is the first development of this size and significance in Daventry for nearly 10 years. The scheme can offer a range of sizes as referred to in the table below.

## AVAILABILITY

The scheme offers the following approximate gross internal areas:

### BLOCK A:

<b>Unit 1</b>	City Electrical Factors
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### BLOCK B:

<b>Unit 2</b>	573 sq m	6,168 sq ft
<b>Unit 3</b>	GDA Electrical Wholesalers	
<b>Unit 4*</b>	573 sq m	6,162 sq ft
<b>Unit 5*</b>	559 sq m	6,020 sq ft
<b>Unit 6*</b>	748 sq m	8,051 sq ft

### BLOCK C:

<b>Unit 7</b>	Swift Logistics	
<b>Unit 8</b>	Total Weighing Solutions	
<b>Unit 9</b>	JDM Products	
<b>Unit 10</b>	JDM Products	
<b>Unit 11</b>	Enpro Swiss	
<b>Unit 12</b>	Medlock Electrical Distributors	
<b>Unit 14 &amp; 15**</b>	428 sq m	4,611 sq ft
<b>Unit 16</b>	City Plumbing Supplies	

\* Units 4/5/6 could be combined to offer single units of 12,182, 14,071 or 20,233 sq ft

\*\* Units could be split to offer 212 sq m / 2,286 sq ft



Indicative Plan Only

## SPECIFICATION

- High quality trade counter/industrial/commercial units
- Steel frame construction with insulated cladding
- Inset roof lights and double glazed windows offering excellent natural light
- 7.5m minimum eaves height. (6.5m clear internal height)
- Full height, electric loading doors to each unit
- Fibre optic broadband
- 24/7 monitored CCTV and barrier controlled after hours entry
- Individual forecourts / yard areas with each
- Units 2, 4, 6 & 7 have fitted offices with modern finishes, including carpets, suspended ceilings, LED lighting and kitchen facilities
- The remaining units are built with a shell specification, with bespoke office fit out packages available
- Ducting to forecourt areas for potential future installation of EV charging points

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## LOCATION

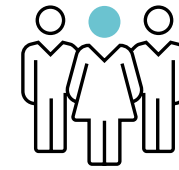
Daventry is a rapidly growing town, located approximately 12 miles west of Northampton and 10 miles south of Rugby. It is centrally located with excellent access to the motorway network via the A45, A5 and A361. J16/M1 is 7 miles, the M45 is 7 miles, J18/M1 is 8 miles, J1/M6 is 15 miles and J11/M40 is 17 miles. Daventry further benefits from the new A45-M1 link road, which has significantly reduced travel time. Luton, Birmingham and East Midlands International Airports are all within an hour's drive.

Signal Park itself is located just off London Road, which is the main road into Daventry from J16/M1. The location is part of the established Long March employment area, which is less than a mile from the town centre.

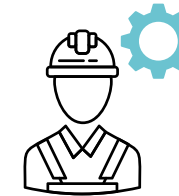
Daventry benefits from a skilled workforce, with the town home to a range of engineering and motorsport companies. Major employers include Ford, Cummins and Amazon.



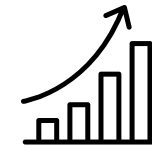
## WHY DAVENTRY?



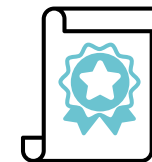
Daventry District population  
**90,000**  
of which more than 55,000 are of working age.



West Northants  
catchment area population  
**425,000**  
of which more than 271,000 are of working age.



Over the past decade the population has grown by **13.5%**, more than double the national average and is expected to grow by **15.2%** in the 10 years up to 2028, making it the fifth fastest growing town in the UK.



West Northants has a higher than regional average level of NVQ 1-3 and apprenticeship qualifications, supporting the view that Daventry has a skilled industrial and 'trades' workforce.

**BRAND NEW UNITS TO LET**

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## ASKING TERMS

The properties will be available TO LET on terms to be agreed. Contact Drake & Partners for further quoting information.

## BUSINESS RATES

The properties are currently under assessment and the information will be shared as soon as it is available.

## SERVICE CHARGE

There will be a service charge to deal with the maintenance of the common parts of the site.

## USE

B2 General Industrial, B8 Warehousing and Light Industrial uses within Class E. Please rely on your own enquiries with the local authority.

## VAT

Figures quoted are exclusive of VAT.

## EPC

All units have an EPC A Rating.

## LEGAL COSTS

Each party to pay their own legal costs.

## FURTHER INFORMATION

For further information, please contact the sole agents:

TOM DRAKE / JOE SMITH



[tdrake@drakeandpartners.co.uk](mailto:tdrake@drakeandpartners.co.uk)

[jsmith@drakeandpartners.co.uk](mailto:jsmith@drakeandpartners.co.uk)

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