



**Open storage yard within the logistics
"Golden Triangle" approximately 3.64
acres**

To Let
(Subject to Planning)

Land at Browns Road, Daventry, Northants, NN11 4NS

LOCATION

The site is located off Browns Road which is within close proximity to the established employment areas of Drayton Fields Industrial Estate, Royal Oak Industrial Estate and High March Industrial Estate and is 1.5 miles from the town centre.

Daventry is located approximately 12 miles west of Northampton and 10 miles south of Rugby, being centrally located with excellent access to the motorway network via the A45, A5 and A361. Junction 16 of the M1 motorway is approximately 7 miles distant, the M45 is approximately 7 miles distant, Junction 18 of the M1 motorway is approximately 8 miles, Junction 1 of the M6 15 miles and Junction 11 of the M40 is approximately 17 miles.

Daventry benefits from the new A45 M1 link road, which has helped significantly reduce travel times.

Luton, Birmingham and East Midlands International Airports are all within a 1 hour drive.

- 85% of the UK population lives within a 4.5 hour drive
- DIRFT rail/road intermodal freight terminal is located within 9 miles to the north and directly along the A5
- The UK's second busiest cargo airport (East Midlands Airport) is within 45 miles and Birmingham Airport is within 30 miles



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LOCATION & TRAVEL DISTANCES

CITIES

| | | |
|-------------|----------|----------------|
| Northampton | 15 miles | 30 mins |
| Coventry | 20 miles | 31 mins |
| Birmingham | 40 miles | 59 mins |
| London | 75 miles | 1 hour 50 mins |

ROADS

| | | |
|-----------------|-----------|---------|
| M1, Junction 18 | 8.5 miles | 14 mins |
| M1, Junction 16 | 8.5 miles | 14 mins |
| M45 | 11 miles | 15 mins |
| M6, Junction 1 | 14 miles | 27 mins |

AIRPORTS

| | | |
|-----------------|----------|----------------|
| Birmingham | 30 miles | 45 mins |
| East Midlands | 45 miles | 50 mins |
| Luton | 47 miles | 1 hour |
| London Heathrow | 80 miles | 1 hour 24 mins |

RAIL FREIGHT

| | | |
|------------------|----------|---------|
| DIRFT | 9 miles | 17 mins |
| EMG | 45 miles | 51 mins |
| Birmingham Int'l | 36 miles | 59 mins |

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DESCRIPTION

The land at Browns Road could provide a substantial concrete yard of 3.64 acres (net).

There is a planning application running for high-quality open-storage accommodation and parking, with 88 HGV spaces and 44 car spaces.

The site currently is comprised of some hardstanding with the majority being grassed land. The perimeter fencing is agricultural. Our client would consider investing in upgrading the site or offering a rent holiday if the Tenant were to invest - dependent upon circumstances.

TENURE

Subject to planning, the site will be available by way of a new lease on terms to be agreed.



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CONTACT:

Fraser Hearfield MRICS
fraser.hearfield@matherjamie.co.uk
07377 294108



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations