

01733 897722

eddisons.com

TWO STOREY OFFICE FOR SALE (may let)

Eddisons

Incorporating Barker Storey Matthews



**18 COTTESBROOKE PARK, HEARTLANDS, DAVENTRY
NN11 8YL**

PRICE: £210,000

140.28 sq m (1,510 sq ft)

- Two storey office
- Popular office park location
- Good access to major roads
- May benefit from Small Business Rates Relief

LOCATION

Daventry is located approximately 12 miles west of Northampton with good access to Junctions 16 and 18 of M1, A45, M40 and A5 trunk road.

The office is situated within the well known office village known as Cottesbrooke Park, located in Heartlands Business Centre. Heartlands is regarded as the leading employment area in Daventry featuring a range of high quality office spaces and warehouse developments.

DESCRIPTION

The modern two-storey office building features a brick construction with a tiled roof and a reception area complete with a canopied entrance. Security shutters are installed on the ground floor, while double-glazed windows ensure ample natural light throughout the space. The interior includes suspended ceilings with recessed lighting, concrete floors with perimeter trunking/ cabling, and is fully carpeted throughout. Additionally, the building offers a kitchenette facility, male, female, and disabled WCs, and dedicated on-site car parking.

ACCOMMODATION

	Sq ft	Sq m
Ground floor	686	63.73
First floor	824	76.55
Total	1,510	140.28

PRICE

The sale price is £210,000

VAT

VAT will be charged on the sale price.

BUSINESS RATES

There are separate rateable values for each floor as follows:

Ground floor: £6,500
First Floor: £7,800

We strongly advise checking any rates payable figure with West Northamptonshire Council.

SERVICE CHARGE

A serviced charge is levied for the maintenance of the external and common parts of the business park.

SERVICES

Mains electricity, water and drainage are connected to the property. We advise interest parties to make their own enquiries to the relevant service providers.

LEGAL COSTS

Each party to bear their own costs in this transaction.

EPC

This property has an EPC rating of D(93)

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Gavin Hynes
01733 897722

Gavin.hynes@eddisons.com

Or

Drake and Partners

Tom Drake/ Ollie Holliday

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For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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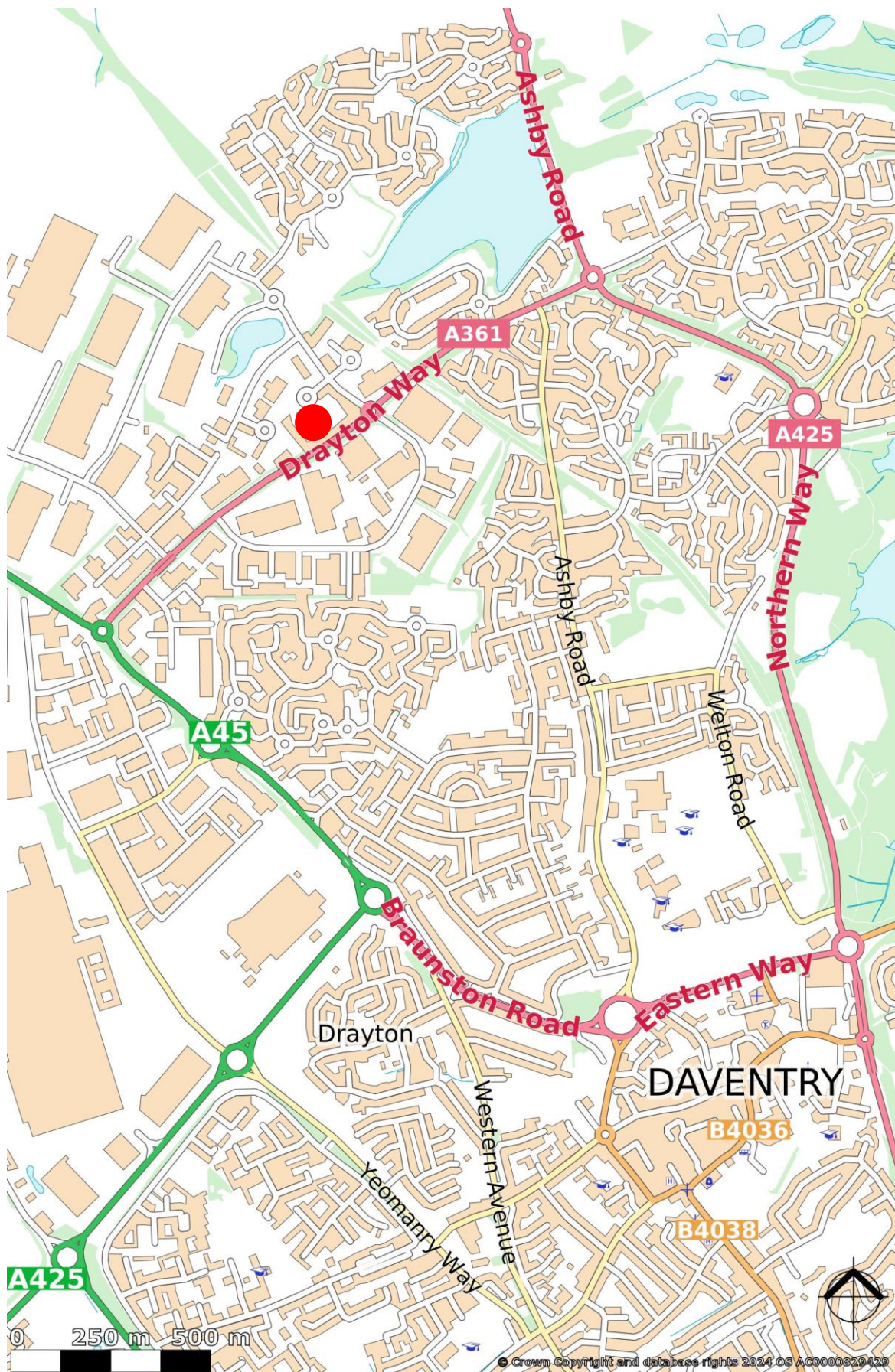
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