

UNIT 2, CAXTON CLOSE

Drayton Fields Industrial Estate, Daventry, NN11 8RT

TDB
Real Estate

FULLY REFURBISHED THROUGHOUT



GOOGLE MAPS
LOCATION

6,995 sq ft (650 sq m)

**Fully Refurbished Warehouse
with First Floor Offices**

TO LET / MAY SELL

Fully Refurbished Warehouse with First Floor Office

- High quality, newly refurbished warehouse
- Located on one of the best business parks in Daventry
- Self-contained yard which could be fenced
- Attractive & impressive reception area



Location

Daventry is located approximately 12 miles west of Northampton. It has excellent access to J16 of the M1 via a recently constructed link road and the J18 of the M1, as well as the M5 and M40 Motorways, plus the A5 trunk road.

Caxton Close forms part of the well-established Drayton Fields Industrial Estate, considered to be the best employment areas in Daventry and home to a number of national and international occupiers and one mile north of Daventry Town Centre.



Description

The property benefits from the following amenities:

- Steel frame construction
- Profile sheet cladding with brick elevations
- Metal clad roof with inset roof lights
- Eaves Height of 4m
- Canopy entrance
- Full height reception
- Double glazed windows
- LED Lighting
- 1 x Ground level loading door
- Three phase electricity
- Offices are carpeted with suspended ceilings and recessed lighting.
- Male and female WC's
- Secure self-contained forecourt car parking (9 marked spaces)
- Highly secure

Accommodation

The property has been measured on a Gross Internal Area basis as below.

Area	sqft	sqm
Ground Warehouse	4144	384.99
Ground Reception & Amenities	587	54.53
First Floor Offices	2263	210.24
Total	6994	649.76

VAT

The ingoing tenant will be responsible for the payment of any VAT.

EPC

A copy of the EPC is available on request.

Utilities

The tenant will be responsible for Utility costs.



Rates

The property has a current rateable value of approximately £35,500 per annum. Using the current multiplier this is a rates payable of approximately £17,715 per annum.

Interested parties are advised to make their own enquiries by contacting the Local Authority.

Legal Costs

Each party will be responsible for their costs.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti_money_laundering/.

Lease

A new FR&I lease to be negotiated.

Quoting Rent - £52,500 per annum

Price

Quoting a **Price of £840,000** (eight hundred and forty thousand pounds) exclusive of VAT & Subject to Contract.

Viewing

Viewing and further information via the Joint Sole Agents:



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Personal Interest Declared