

INVESTMENT SALE



3 Caxton Close
Drayton Fields
Daventry
NN11 8RT



Office / Warehouse Building
(well suited for either use)

with Long Standing 'AAA' Tenant

9,530 Sq ft (886 Sq m)

A well let investment property with a long standing 'AAA' tenant, situated on popular employment estate

Key Features



Open plan
& partitioned
office space



Steel frame
construction



Double
glazed
windows



Suspended
ceilings



Large
fenced yard
/ carpark



Full
height
reception



Ground level
loading door



Forecourt
parking



Canopy
entrance



Kitchen /
break out
areas



Ceiling mounted
heating &
cooling units



Gas fired
heating
(warehouse)

INVESTMENT SUMMARY

Lett to Simply Conveyancing Property Lawyers Ltd.
until September 2028 (4.5 years unexpired)

Current rent of **£68,000 per annum**

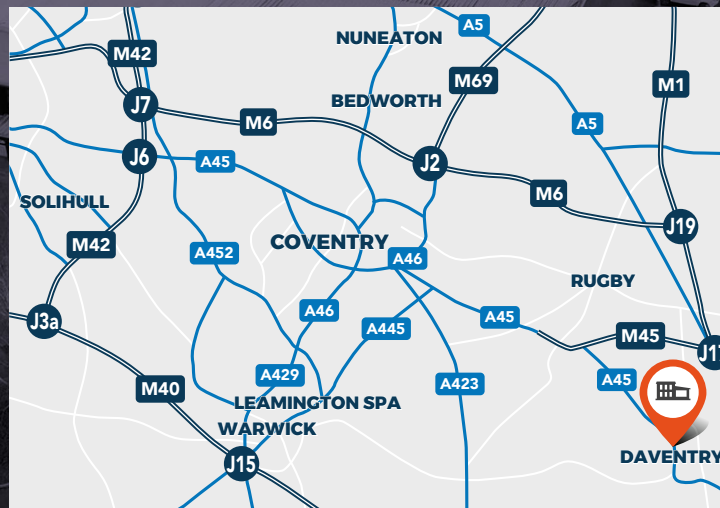
Offer sought in excess of **£1,000,000**
reflecting a net initial yield of 6.5%, allowing for
the usual purchasers costs.



LOCATION

Daventry is located approximately 12 miles west of the county town of Northampton. It has good access to J16/M1, via the new link road and also J18 / M1, as well as the M45 and M40 motorways, plus the A5 trunk road.

Caxton Close is part of Drayton Fields Industrial Estate, which is regarded as one of the best employment areas in Daventry, located to the north of the town centre. Established surrounding occupiers include Brian James Trailers, Cummins and Ford.



COVENANT

Simply Conveyancing Property Lawyers Ltd
Company No. 06903831

The Tenant has a Creditsafe score of A and risk score of 76/100, with shareholders funds of £6,925,436.

LEASE DETAILS

- The property is let to Simply Conveyancing Property Lawyers Ltd.
- The lease is for a term of 10 years, wef 6th September 2018.
- The lease expires on 5th September 2028, providing an unexpired term of approximately 4.5 years.
- The lease is inside the Landlord & Tenant Act 1954.
- The lease is full repairing and insuring.
- The passing rent is £68,000 per annum, which reflects a level of £6.44 psf.

TENURE

The property is available for sale freehold.

DESCRIPTION

The property was constructed as a high specification, business premises, suitable for office and warehouse use. It has been occupied by Simply Conveyancing Property Lawyers Ltd for more than 10 years, who use the property as their Head Office and have fitted it out accordingly.

The property comprises an end of terrace business premises, with two-storey office at the front and warehouse at the rear. Externally there is forecourt car parking, plus a large fenced yard area that is currently used as a car park.

ACCOMMODATION

Description	Sq m	Sq ft
Ground Floor Office & Ancillary	305	3,276
First Floor Office & Ancillary	283	3,046
Warehouse (Original)	298	3,208
Mezzanine Storage	95	1,025
Total (NIA)	981	10,555

EPC

The property has a EPC rating of D80.

LEGAL COSTS

Each party to be responsible for their own costs.





VIEWING

By appointment through the sole agent.



Bromwich Hardy
1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE



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Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2025