

5 HIGH MARCH
DAVENTRY · NN11 4HB



Detached Warehouse/Industrial Unit with Trade Counter Potential

17,776 sq ft (1651.4 sq m)

TO LET (MAY SELL)

- Warehouse / Trade Counter Unit
- Fully Refurbished
- Available Immediately
- Front and rear loading doors
- Secure rear fenced yard
- Ample car parking
- Kitchen and WCs
- Refurbished offices

Location

High March industrial estate is located just off the A45 trunk road to the south east of Daventry. It is located on the east side of Daventry with direct access to the M1 at Junction 16 and also offers easy access to the A5 trunk road at Weedon (just 5/10 minutes away).

The unit is located less than a minute off the A45 into Daventry and approximately 1 mile south east of the town centre. The estate has a mixture of uses including trade, industrial and office.

View the 360° aerial photo 



Description

The premises comprise a detached industrial/warehouse unit of steel portal frame construction. The unit has an extended warehouse area with front and rear loading.

The offices are located to the front of the building, and are of brick and glazed elevations. The offices comprise an impressive glazed reception area, with a mixture of open plan and meeting room accommodation.

The property has been fully refurbished and has the following specification:

Offices

- Central heating
- Perimeter Trunking
- Male & Female W/C's
- Kitchenette
- LED lighting
- New carpets
- Large parking area to the front

Warehouse

- LED lighting
- Resprayed cladding
- Newly painted floor
- Large fenced, gated & extended yard
- 2 x new roller shutter doors

Accommodation

The approx. floor areas are as follows:

	Sq ft	Sq m
Warehouse	14,384	1,336.33
Office	3,392	315.10
Total gia	17,776	1,651.43



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Services

Mains water, drainage, gas and single and three phase electricity are connected to the property.

Asking Terms

Rent on application.

Business Rates

It is understood from the Valuation Office Agency website that the property is assessed as 'workshop and premises' with an adopted Rateable Value of £49,250. Please rely on your own enquiries with the Local Authority.

Service Charge

There is no service charge for the property.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

Legal Costs

Each party to pay their own legal costs.

EPC

Please contact the agent.

Contact

For information please contact the joint agents:



Sam Sutton

07794 081052

ssutton@phillipsutton.co.uk



Tom Drake

01604 620616

tdrake@drakeandpartners.co.uk



Oliver Thompson

01604 604020

oliver@tdbre.co.uk

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