

Unit 15 & 16 Cottesbrooke Park

Heartlands • Daventry • NN11 8YL

TDB
Real Estate



1,516 – 3,693 sq ft (63.92 – 313.09 sq m)

TO LET / MAY SELL

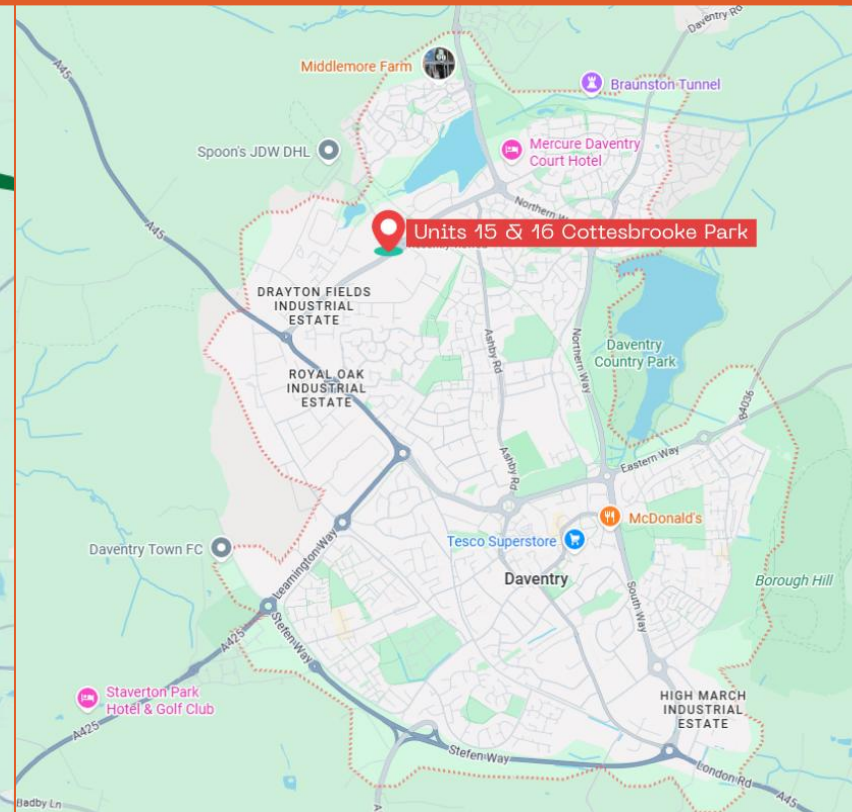
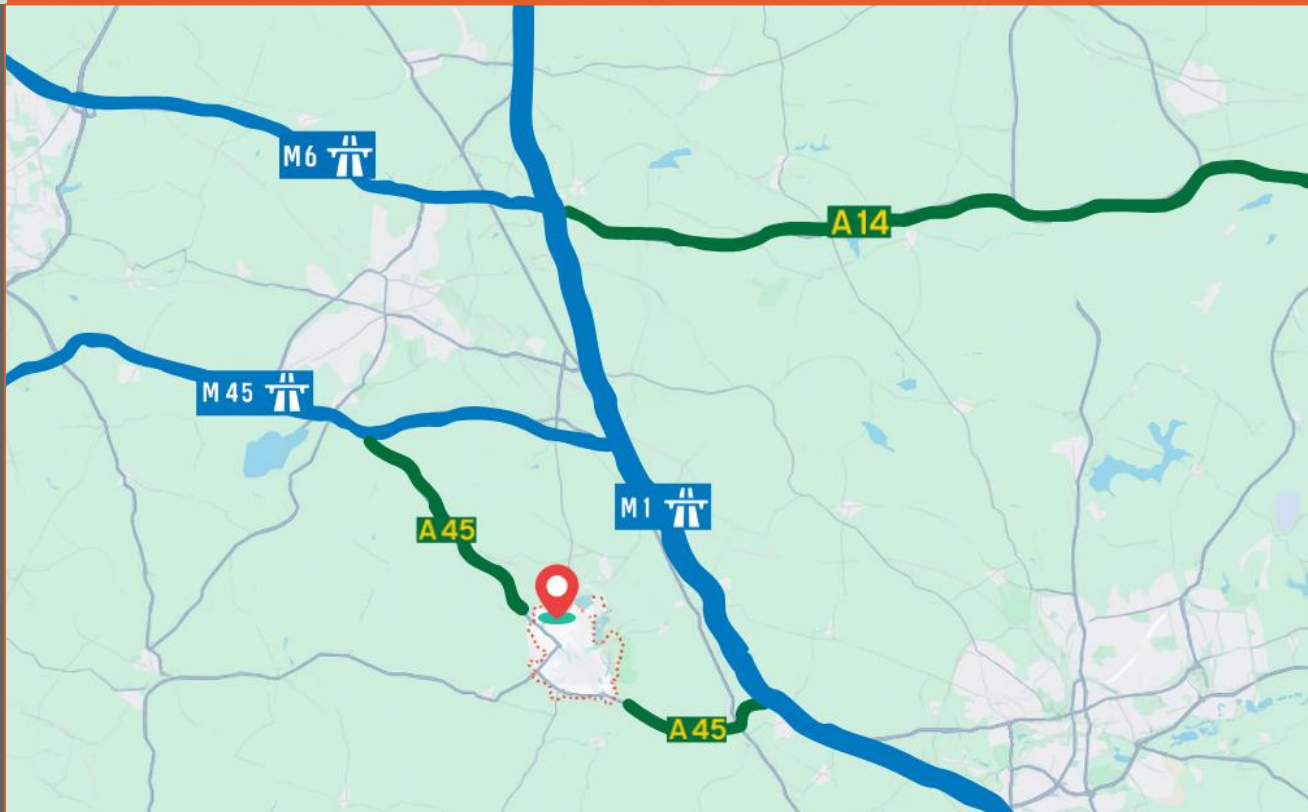
Available Q3 2026

- High quality detached modern offices which can be split on a individual basis
- Dedicated car parking spaces
- Excellent road access to the A45/M1/M6



Unit 15 & 16

Heartlands Physiotherapy Clinic



Location

The property is situated on Cottesbrooke Park which is located on Heartlands Business Park. Heartlands is the most modern of all the estates in Daventry on the north side of the town.

Daventry is located at the intersection of the A361 and the A45 trunk roads and has good road communications with the M1, M6 and M45 motorways, as well as the A5 and A14 trunk roads. The new Daventry A45 link road is now open and has improved drive times between Daventry and J16 of the M1.

Description

The premises are detached, modern, constructed from cavity brick/block, two storeys with a pitched tiled roof. Internally the two units have been knocked through, however it would be very simple to reinstate and let or sell the buildings separately. Each unit benefits from a kitchen and W/Cs. The units benefit from comfort cooling. Cat 2 lighting and a door entry system.

There are 18 car parking spaces which equates to an excellent car parking ratio of 1 space per 204 sq ft.

Accommodation

Unit 15	Sq Ft	Sq M
Ground Floor	1,017	94.48
First Floor	1.160	107.77
Unit 15 Total NIA	2,177	202.25
Unit 16		
Ground Floor	688	63.73
First Floor	828	76.89
Unit 16 Total NIA	1,516	140.82
Unit 15 & 16 Combined Total NIA	3,693	313.09

The areas are expressed on a net internal basis and are approx. having been rounded.



Google Map's Location



For identification purposes only

Terms

The unit is available by way of a new full repairing and insuring leases at the following quoting rents: Unit 15 - £31,000 pa excl. Unit 16 - £21,500 pa excl. Unit 15 & 16 Combined - £52,500 pa excl.

Sale of freehold may be considered. Further details available on application

Rates

The current rateable value for the property is £33,250
Rates payable for the current financial year April 2025 – March 2026 equate to £16,591.75. Interested parties are advised to make their own enquiries by contacting the Local Authority.

VAT

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

Services

We understand that all main services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises have an EPC rating of C. A certificate is available on request.

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/](http://www.tdbre.co.uk/anti_money_laundering/).

Viewing

Viewing and further information via the sole agents:



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