

# 1 WHITTLE CLOSE

DRAYTON FIELDS • DAVENTRY • NN11 8RQ

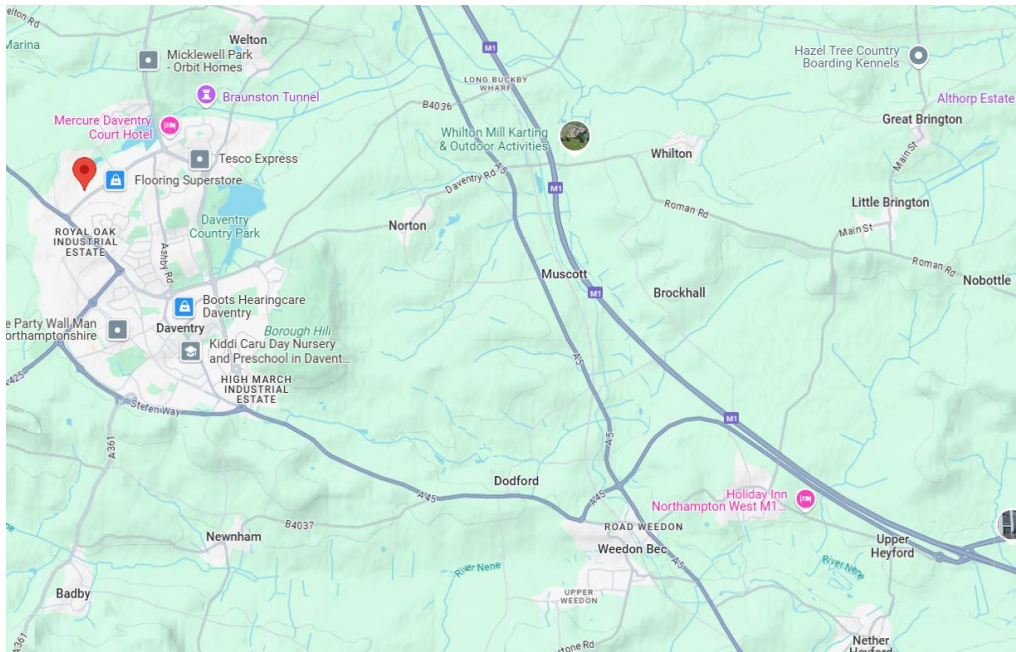
**TDB**  
Real Estate



**10,036 sq ft** (935 sq m)  
**Detached Warehouse / Industrial Unit**

**TO LET / MAY SELL**

- Extensively refurbished
- Large self-contained yard
- Prominent corner location
- Available for immediate occupation



## 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.

Whittle Close is part of Drayton Fields Industrial Estate, which is regarded as one of the best employment areas in Daventry, located approximately 1.5 miles north of the town centre.

## Description

Unit 1 Whittle Close is a detached unit located in a prominent corner position on the Drayton Fields Industrial Estate.

The unit is of steel portal frame construction with 2 level access loading doors. There is office and ancillary accommodation at ground and first floor, with further mezzanine accommodation. Externally there is a large yard.

## Refurbishment Works

The unit has been fully refurbished with works including:

### Roof & Rainwater Refurbishment

- Roof works include warranty backed new coating system and re-spray to include cladding on the elevations
- Replacement double skin rooflights
- New Plygene gutter linings with warranty

### Office Refurbishment Specification

- New LED lighting
- New Electric heating system
- New cubicles, flooring and sanitary ware to WC's
- New kitchenette and canteen area
- Suspended ceiling tiles replaced

- New flooring throughout

- New internal doors

### Warehouse Refurbishment

- LED lighting
- Redecoration throughout

### Externals

- Security fencing to full perimeter with pedestrian and vehicle gates.
- External window and door frames to be re-sprayed to match new cladding finish

**Ground Floor**



**First Floor**



**Accommodation**

	Sq Ft	Sq M
Warehouse / Store	6,478	601.82
Ground Floor Office	1,516	140.85
First Floor Office	1,534	142.55
Mezzanine	538	49.93
<b>Total</b>	<b>10,066</b>	<b>935.15</b>

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





## Terms

The property is available by way of a new lease at a quoting rent of £99,950 pa excl.

The property maybe available freehold. Further details are available on request.

## Rates

Awaiting assessment. Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

## VAT

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

## Services

We understand that all mains 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

A new EPC will be lodged post refurbishment. Target EPC rating is B.

## 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/joint agents:



**Oliver Thompson**  
oliver@tdbre.co.uk

**Jack Brown**  
jack@tdbre.co.uk



**Tom Drake**  
tdrake@drakeandpartners.co.uk