

UNIT 4, RUTHERFORD WAY

Drayton Fields Industrial Estate, Daventry, NN11 8XW

TDB
Real Estate



 **GOOGLE MAPS
LOCATION**

25,743 sq ft (2,391.6 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
- Excellent access to M1, A5 & wider Motorway network
- Attractive & impressive offices

Subject to Vacant Possession

KEY FEATURES



Details

Fully refurbished warehouse with first floor offices



Rent

Rent - £193,000 pa
FH – Price on application



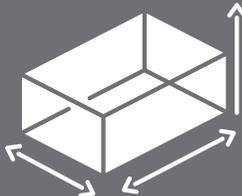
Location

Daventry
NN11 8XW



Loading

2 x ground level loading door



Size

25,743 sq ft
(2,299 sqm)



Height

6m Eaves Height



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 approximately 6m
- Canopy entrance
- 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

Accommodation

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

Area	Sq ft	Sq m
Ground Warehouse	19,289	1,792
Office	3,052	283.5
Mezzanine	3,402	316
Total	25,743	2,391.5



Lease

A new FR&I lease to be negotiated.
Quoting Rent - £193,000 per annum

Freehold Price

Price on application

Utilities

The tenant will be responsible for Utility costs.

Rates

The property has a current rateable value of approximately £124,000 per annum. Using the current multiplier this is a rates payable of approximately £59,520 per annum.

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.

EPC

A copy of the EPC is available on request.

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

Viewing

Viewing and further information via the Sole Agents:



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