



UNIT A

DAVENTRY INTERCHANGE

SOPWITH WAY | NN11 8PB

Industrial & Logistics Unit

126,300 SQ FT (11,733 SQ M)

Cost Effective Space | Flexible Terms Available | 0.45 Acre External Yard Available

Fully Refurbished



Key Features

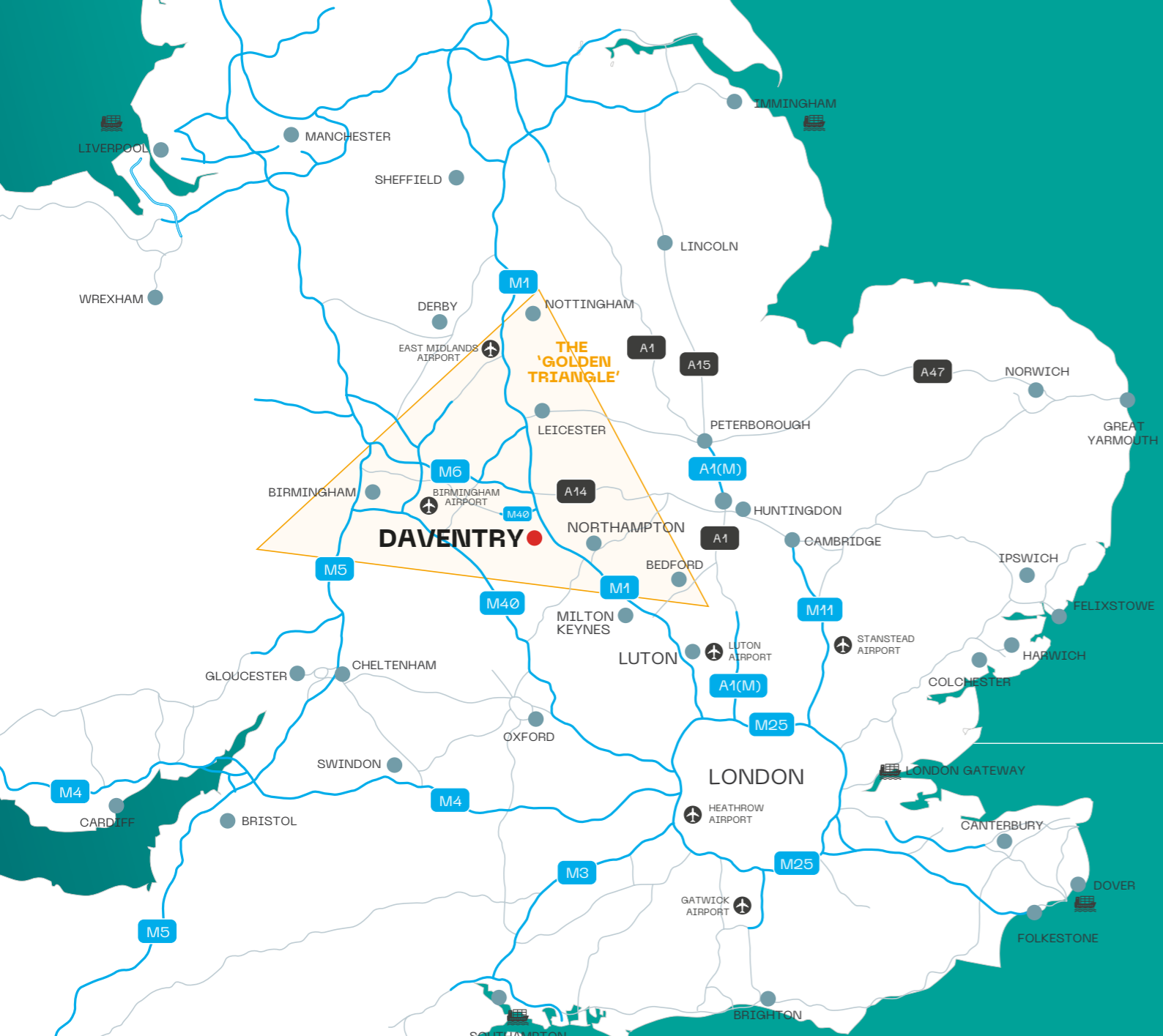
- ▶ High-quality warehouse space
- ▶ 7.8m eaves height
- ▶ Two large electric concertina level-access loading doors
- ▶ Seven 5-tonne Demag cranes on gantry rails
- ▶ Internal offices & staff facilities
- ▶ 24/7 secure site access

Prime Golden Triangle Location

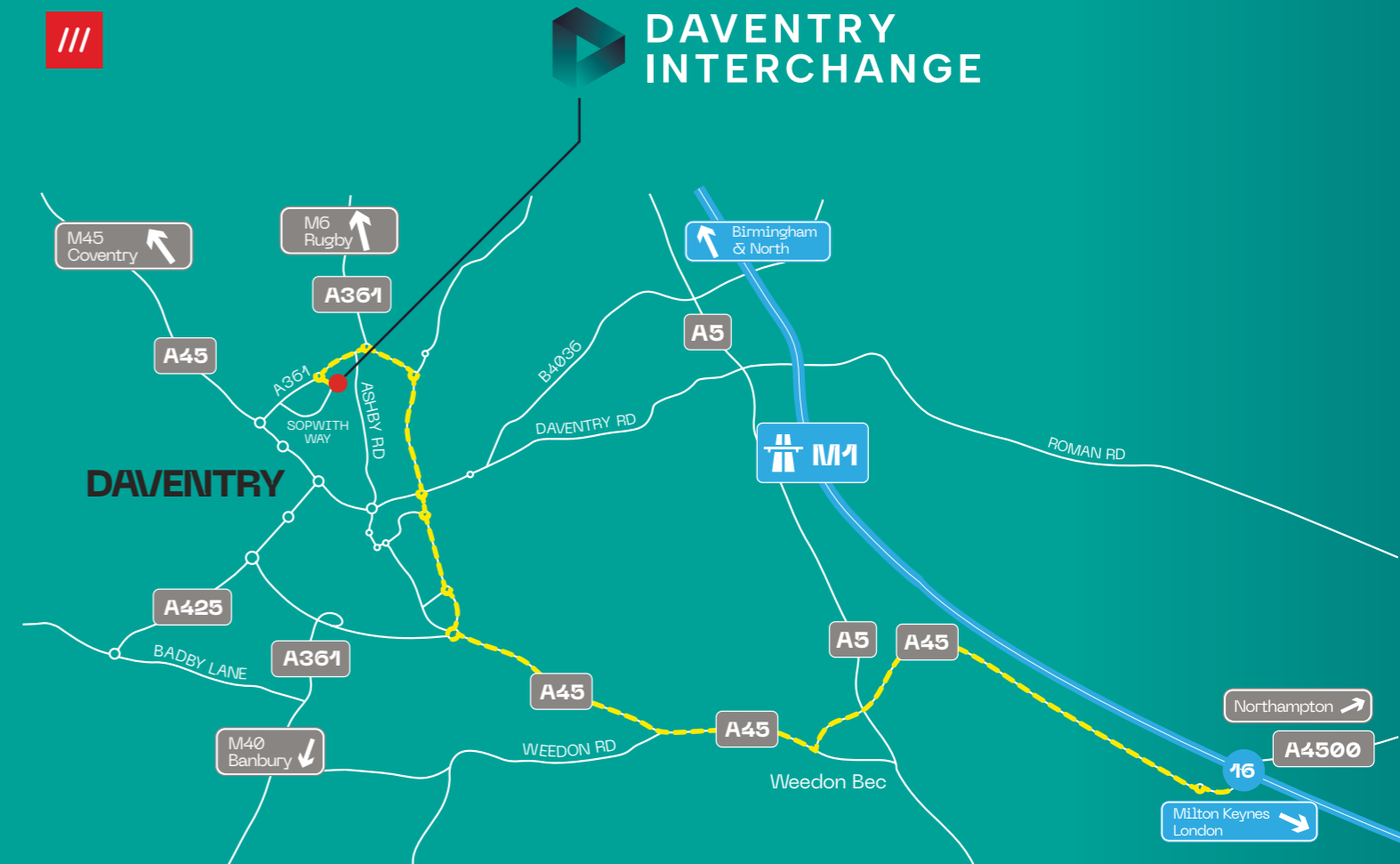
The unit is within the well-established Drayton Fields Industrial Estate, close to Daventry town centre and with excellent motorway links.

- ▶ M1 J16 & J18 – approx. 9 miles via A361 & A45
- ▶ DIRFT - approx. 7 miles
- ▶ M6 / Rugby – approx. 15 miles
- ▶ Coventry – approx. 20 miles
- ▶ Birmingham Airport – approx. 35 miles
- ▶ Felixstowe Port & major UK ports accessible via A14

This strategic Midlands location offers fast access to the UK's major logistics routes and sits within the highly desirable 'Golden Triangle' distribution hub.



Location	Distance	Port	Distance	Airport	Distance
M1 J16	9 miles 15 mins	London Gateway	106 miles 2 hrs 6 mins	Birmingham	29 miles 45 mins
DIRFT	7 miles 13 mins	Felixstowe	136 miles 2 hrs 20 mins	East Midlands	43 miles 47 mins
Birmingham	40 miles 55 mins	Dover	164 miles 3 hrs	London Luton	50 miles 59 mins
Central London	79 miles 1 hr 55 mins	Southampton	111 miles 2 hrs 15 mins	London Heathrow	82 miles 1 hr 33 mins

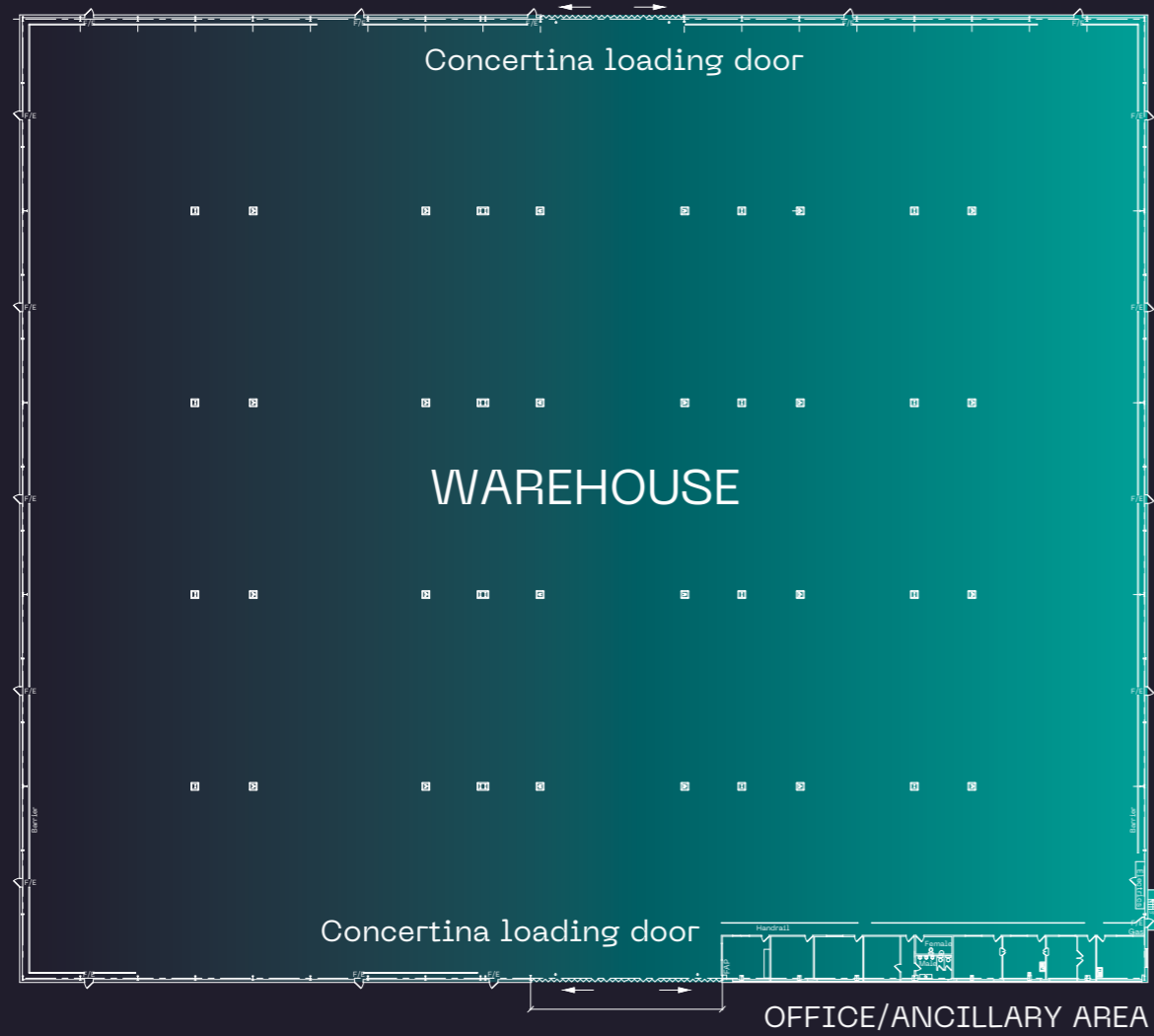


C O S T E F F E C T I V E S P A C E

The unit benefits from neighbouring occupiers including well-known logistics, engineering and manufacturing businesses.

There is an additional 0.45 acre yard with hardcore surface which is available subject to further negotiation.

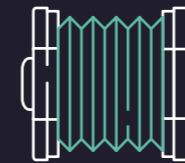




Clear internal height: 7.8m



7 x 5 tonne Demag cranes on gantry rails



2 x large electric concertina level access loading doors



Integral offices & staff facilities



LED lighting throughout



24/7 secure site access

Accommodation

Warehouse	124,104 sq ft	11,529 sq m
Office	2,196 sq ft	204 sq m
Total	126,300 sq ft	(11,733 sq m)

NOW FULLY REFURBISHED



Roof lights



Target EPC B



Ample on-site car parking



0.45-acre external yard with hardcore surface



INDUSTRIAL & LOGISTICS UNIT

126,300 SQ FT (11,733 SQ M)

Cost Effective Rent | Flexible Terms Available | 0.45 Acre External Yard Available



TERMS

The property and yard are available together by way of a new full repairing and insuring lease at a quoting rent of £725,000 per annum exclusive. Consideration will be given to lettings on both individually as well.

ANTI-MONEY LAUNDERING

In accordance with regulations, two forms of ID and confirmation of funding source will be required from the successful lessee.

SERVICE CHARGE

A service charge is levied for upkeep and maintenance of common areas. Further details are available on request.

BUSINESS RATES

Rateable Value: £505,000

All parties should make their own enquiries with West Northamptonshire Council.

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VIEWINGS

Strictly by appointment with the joint agents:



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