18 Cottesbrooke Park, Heartlands, Daventry
NN11 8YL

TDB Real Estate
tdbre.co.uk



1,510 sq ft (140.28 sq m)

Two-storey office for sale

FOR SALE / MAY LET

Two-storey offices on popular office park

- Potential small business rates relief
- Dedicated car parking spaces
- Excellent road access to the A45/M1/M6

KEY FEATURES



Details

Two-storey offices located on popular Daventry office park



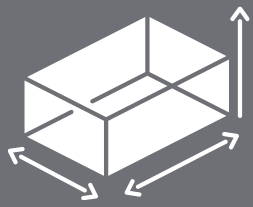
Sale Price

£165,000 excl.



Location

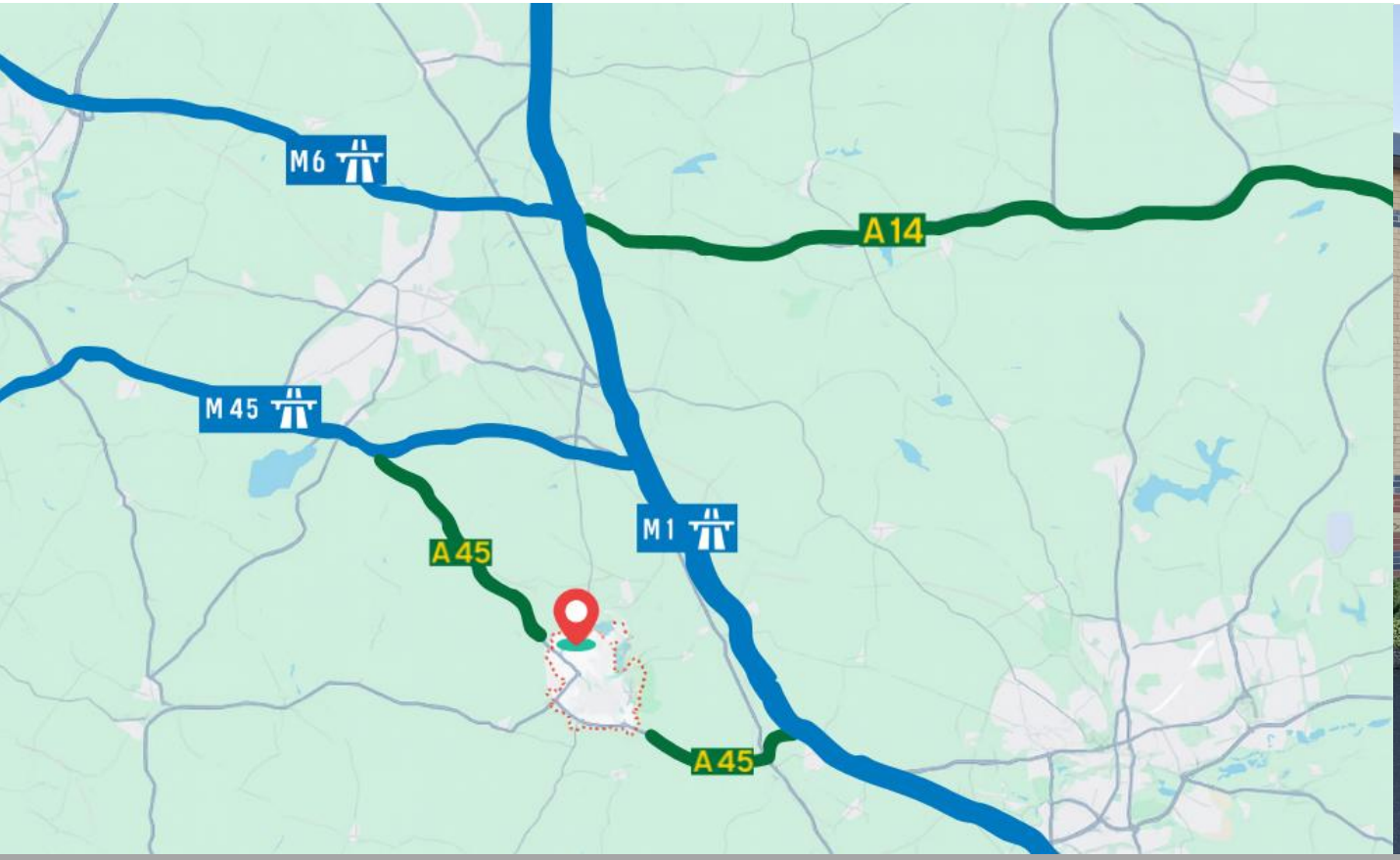
Daventry
NN11 8YL



Size

1,510 sq ft
140.28 sq m

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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 property comprises of a two-storey, terraced office building with a pitched tiled roof and includes the following amenities:

- Open plan office accommodation
- Kitchenette
- Male, female and disabled W/C's
- Allocated on-site parking
- Own entrance
- Ground floor security shutters
- Double glazed windows
- Fully carpeted throughout
- Suspended ceilings

Accommodation

	Sq Ft	Sq M
Ground Floor	686	63.73
First Floor	824	76.55
Total	**1,510**	**140.28**

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

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Terms

The unit is available freehold for a sale price of: £165,000 excl.

Rates

The current rateable value of the property is £17,600. Rates payable for the current financial year April 2026 – March 2027 equate to £7,603.20. 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 D-93. 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/antimoney laundering/

Viewing

Viewing and further information via the sole/joint agents:

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