



UNIT A

DAVENTRY INTERCHANGE

SOPWITH WAY | NN11 8PB

Industrial & Logistics Unit

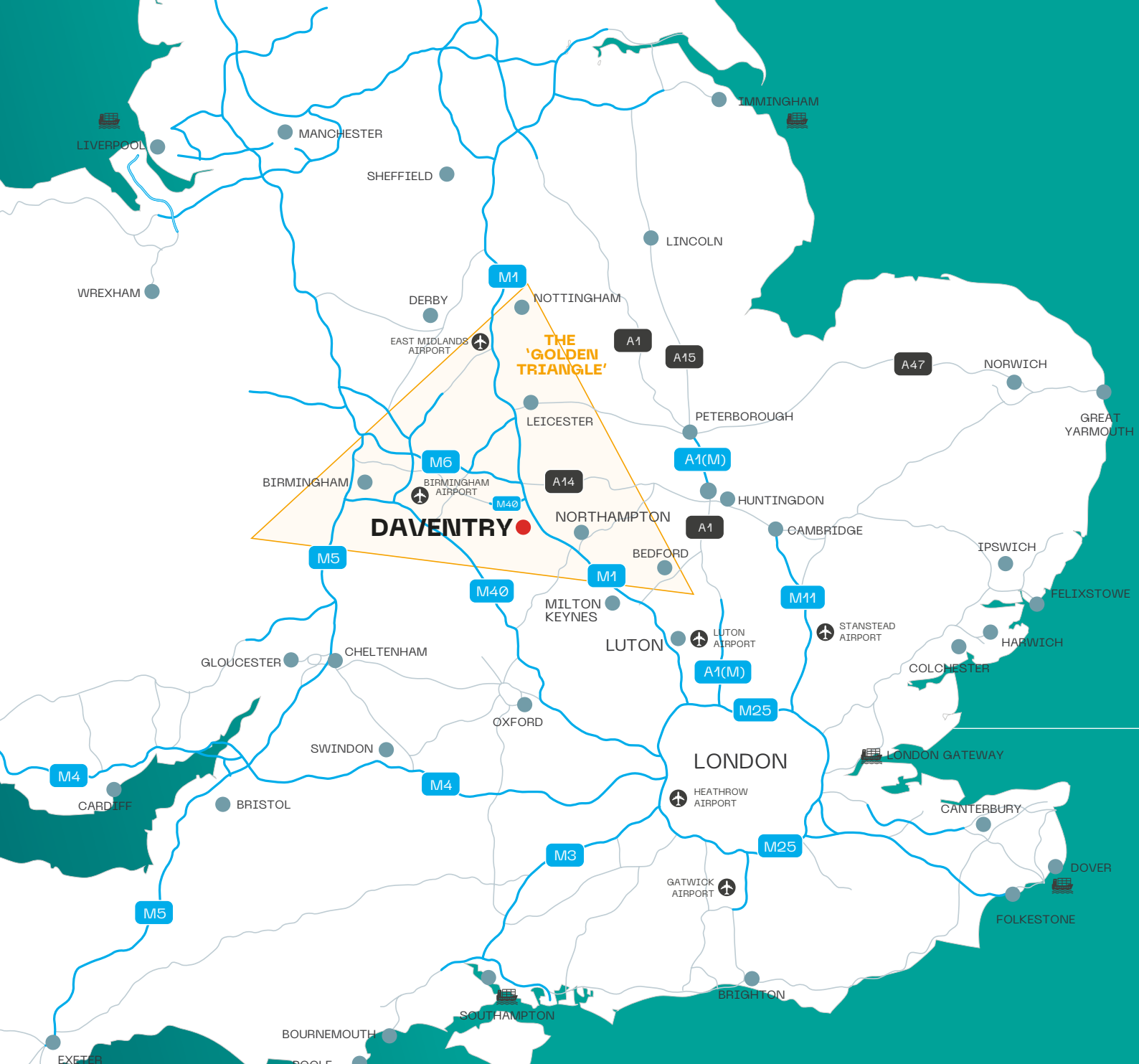
126,300 SQ FT (11,733 SQ M)

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

TO BE
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
M1 J16	9 miles 15 mins
DIRFT	7 miles 13 mins
Birmingham	40 miles 55 mins
Central London	79 miles 1 hr 55 mins

Port	Distance
London Gateway	106 miles 2 hrs 6 mins
Felixstowe	136 miles 2 hrs 20 mins
Dover	164 miles 3 hrs
Southampton	111 miles 2 hrs 15 mins

Airport	Distance
Birmingham	29 miles 45 mins
East Midlands	43 miles 47 mins
London Luton	50 miles 59 mins
London Heathrow	82 miles 1 hr 33 mins

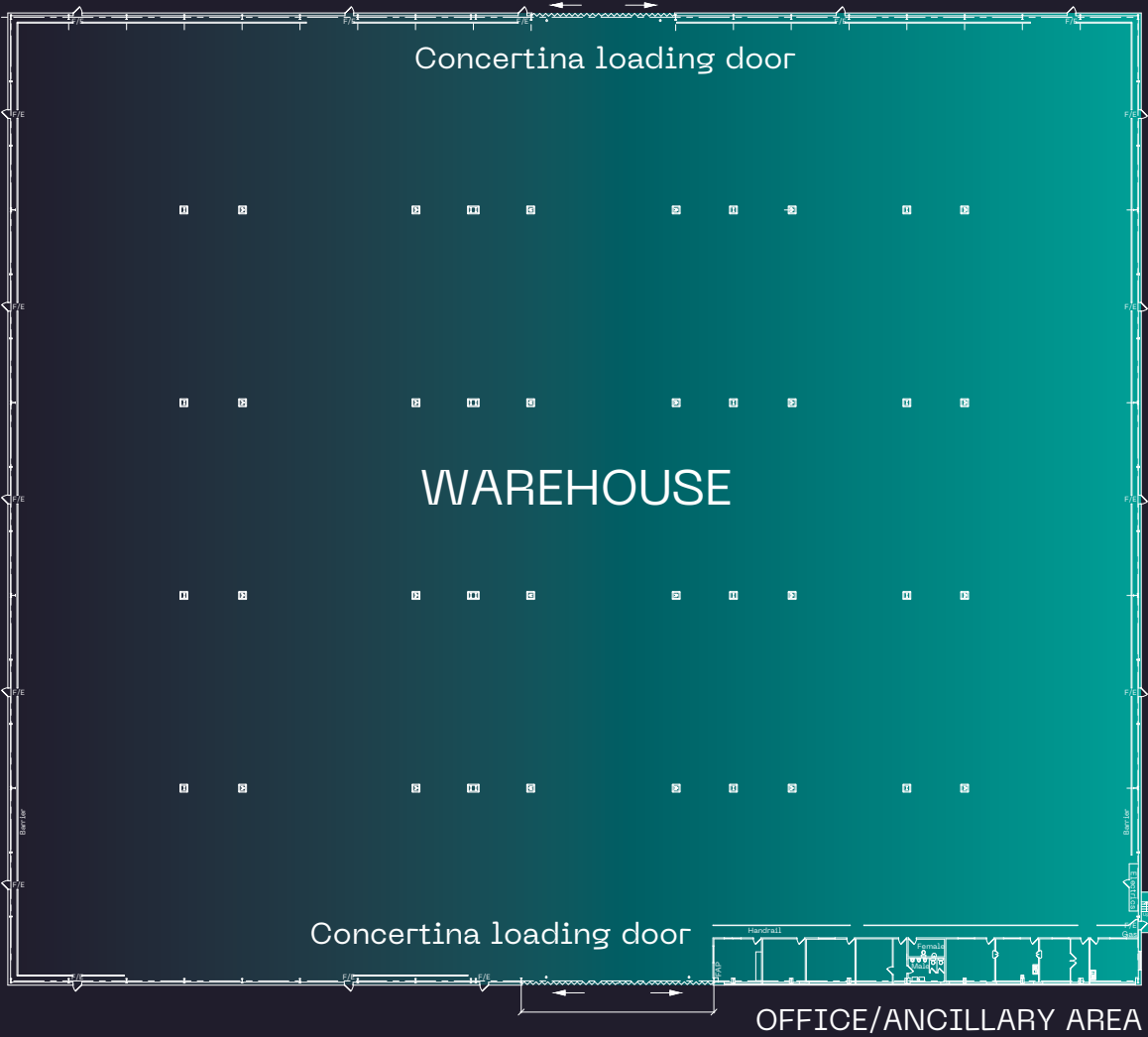


C O S T
E F F E C T I V E
S P A C E

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.

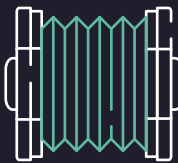




Clear internal height: 7.8m



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)

To be fully refurbished prior to occupation



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: £422,500

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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