

EXISTING WAREHOUSE UNIT



CAVALRY CONNECT

127,491 SQ FT

CAVALRY HILL INDUSTRIAL PARK | NN7 4PP



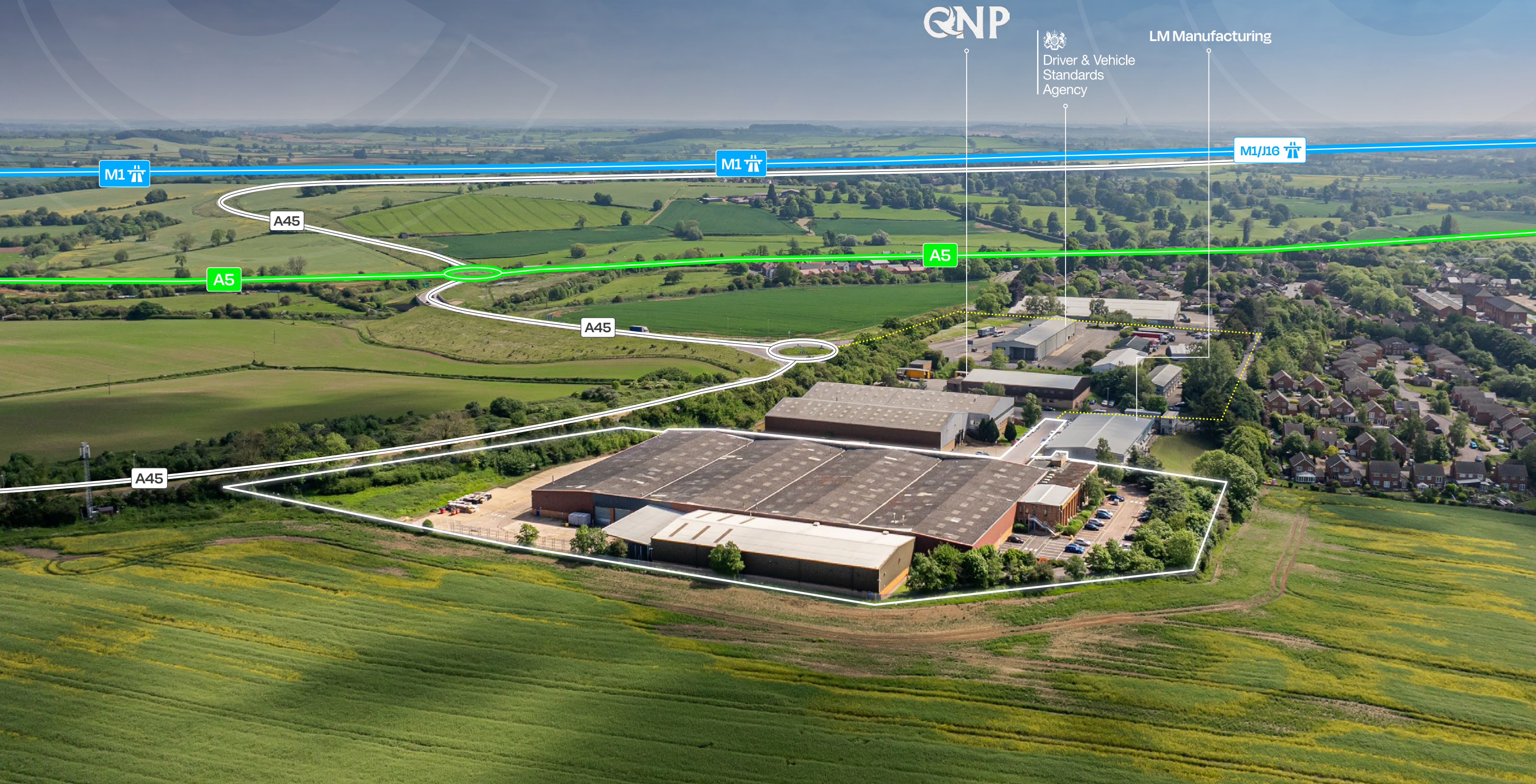
CAVALRY CONNECT comprises a four bay detached industrial/distribution warehouse unit with two storey office accommodation, two service yards on a secure self-contained site and benefits from excellent parking for cars and HGVs.

Situated on Cavalry Hill Industrial Estate, Weedon, between Daventry Town Centre and Northampton Town, the site benefits from immediate access to the A5 and A45.

To the East, the A45 Daventry Development Link Road which completed in November 2018 provides an access route to the property, signifying Northampton County Council's commitment to the area.

The road was designed so that it could be upgraded to a dual carriageway in the future and connects directly with Junction 16 of the M1 Motorway and the A4500, which links into Northampton Town Centre.

The A5 provides access to DIRFT and Junction 18 of the M1 Motorway to the north and Milton Keynes to the south. Local occupiers include Ford, Driver & Vehicle Standards Agency, LM Manufacturing & Quality Nut Products.





LOCATION

Weedon is situated at the heart of the Golden Triangle at the centre of the National Motorway Network. Its central location means that 98% of the British population can be accessed within the 4.5hr HGV drive time limit.

The M1 provides a north-south arterial route, stretching almost 200 miles and connecting London to the north of England, linking major centres including Luton, Leicester, Derby, Nottingham and Sheffield. Daventry International Rail Freight Terminal (DIRFT) lies 11 miles north of the property via the A5 Motorway and is one of the busiest rail freight terminals in the UK, serving all major European and domestic rail freight locations.

Luton, Birmingham and East Midlands International Airports are all situated within a 1-hour drive time, with the latter being Britain's largest dedicated air freight hub.



MILES

A45	0.3 miles
A5	0.7 miles
Daventry	5 miles
M1 (J16)	5 miles
Northampton	10 miles
M45	13 miles
Rugby	15 miles
M6/A14 Interchange	19 miles
Birmingham	53 miles
M25 (J21)	54 miles
Central London	74 miles



From Northampton Station

MINUTES

Milton Keynes	20 mins
Coventry	28 mins
London Euston	52 mins
Birmingham New Street	59 mins



MILES

London Gateway	102 miles
Tilbury	104 miles
Southampton	109 miles
Felixstowe	137 miles



MILES

Birmingham (BHX)	35 miles
Luton (LTN)	47 miles
East Midlands (EMA)	48 miles
Heathrow (LHR)	75 miles
Stansted (STN)	93 miles
Gatwick (LGW)	116 miles

Postcode: NN7 4PP

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ACCOMMODATION



The property has been measured in accordance with the Code of Measuring Practice (6th Edition) and provides the following Gross Internal Areas:

Description	SQ M	SQ FT
Warehouse	10,729	115,491
Offices	1,115	12,000
Total GIA	11,844	127,491

SPECIFICATION

The property comprises a modern distribution warehouse constructed in 1981 and extended in the late 1990's, which occupies a self-contained site on Cavalry Hill Industrial Estate.

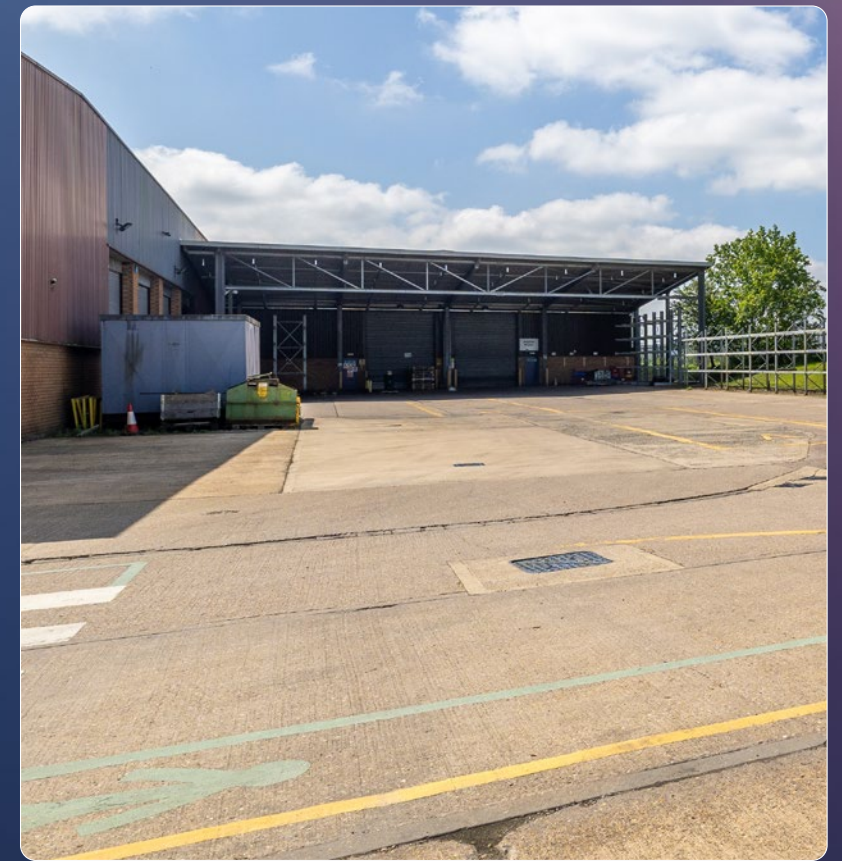
The property provides the following specification:

 Minimum Clear Eaves Height of 6.50m	 6 Dock Level Doors	 8 level access doors
 Approx. 30m Max Depth Loading Yard	 Approx 70 Car Parking Spaces	 Fitted Racking and Extensive Mezzanine
 Two Storey Offices	 Heating & Lighting	 Loading Canopy

SITE

The total site extends to approximately 6.79 acres (2.75 ha), reflecting a site cover of 42.5%.





TERMS

Flexible new lease terms available. Consideration may be given to a freehold sale. All enquiries.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

EPC has expired. Previous rating C (68).

ALL ENQUIRIES

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