

TO LET (MAY SELL)

1 WHITTLE CLOSE

DRAYTON FIELDS, DAVENTRY, NN11 8RQ

DRAKE
PARTNERS &

01604 620 616

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**Newly refurbished,
detached warehouse /
industrial unit**

**Fully refurbished with
brand new finishes
throughout**

**Prominent corner position
on popular employment
estate**

Secure fenced yard

**10,036 SQ FT
(935 SQ M)**





Ground Floor



First Floor



LOCATION

Daventry is located approximately 12 miles west of the county town of Northampton and has good access to Junctions 16 and 18 of the M1, plus the A45, M40 and A5 trunk road.

Whittle Close is part of Drayton Fields Industrial Estate, which is regarded as one of the best employment areas in Daventry, located approximately 1.5 miles north of the town centre.

AML

By law we must comply with Anti-Money Laundering regulations which requires us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant. We use a third party contractor to conduct these checks and all parties will be required to co-operate with them.

ACCOMMODATION

| | SQ FT | SQ M |
|----------------------------------|---------------|------------|
| GF Warehouse, Office & Ancillary | 7,909 | 735 |
| FF Office & Ancillary | 1,534 | 141 |
| Mezzanine | 538 | 20 |
| Rear Store | 85 | 8 |
| TOTAL | 10,066 | 935 |

SPECIFICATION

- Detached warehouse/industrial unit with prominent corner position.
- Steel frame construction.
- Metal clad roof and cladding with warranted coatings.
- Brand new double skin roof lights and Plygene gutter linings.
- Two full height up and over loading doors.
- Recoated solid concrete floor.
- New warehouse LED lighting.
- Two storey modern offices with new LED lighting, ceilings and floor finishes.
- Full M&E refurbishment to include new electric heating system
- Brand new WC's and kitchen facilities.
- Mezzanine installation.
- Secure fenced yard and car parking area.

SERVICES

The property is connected mains water, drainage, gas and single and three phase electricity. We have not tested these services and interested parties should rely on their own enquiries.

ASKING TERMS

The property is available TO LET at a guide rent of £99,950 per annum. Alternatively, the property could be made available FOR SALE with terms available on request.

BUSINESS RATES

The property has a Rateable Value of £51,500. Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate the actual rates payable.

SERVICE CHARGE

There is no service charge for the property.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

To be reassessed.

CONTACT

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