

Unit 3

EVERDON PARK • HEARTLANDS BUSINESS PARK • DAVENTRY • NN11 8YJ

TDB
Real Estate



3,512 sq ft (325 sq m)
Modern End of Terrace Industrial Unit

TO LET

- Located on the Heartlands Industrial Estate
- One of the most recent developments in Daventry
- Substantial shared yard
- 12 allocated car parking spaces
- Available on a new FRI lease at a quoting rent of £35,250 pa excl



Location

Daventry is located approximately 12 miles west of Northampton. It has excellent access to J16 of the M1 via a recently constructed link road and also J18 of the M1, as well as the M5 and M40 Motorways, plus the A5 trunk road.

Heartlands is located to the North of the town, close to the A45 and includes major occupiers such as Hankook, Wetherspoons and Cummings.

EPC

EPC Rating: C-55. A copy of the certificate is available on request.

Anti-Money Laundering

In order to comply with the EU's 5th Money Laundering Directive, we are obligated to obtain satisfactory evidence of any Tenant's / Purchaser's identity. Information required will be dealt with on a case by case basis, but will include; confirmation of the Tenant / Purchasing entity, identification of major shareholders / beneficial owners (to include proof of address and identification).

Specification

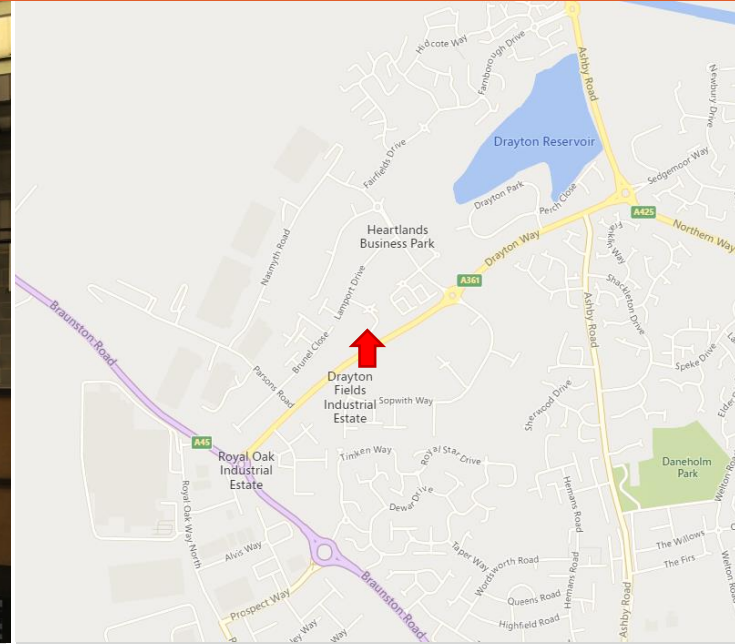
Steel portal framed construction with brick and metal clad elevations.

- Metal clad roof with inset roof lights
- Insulated sectional up and over loading door
- Two storey office and ancillary accommodation
- Warehouse lighting and heating
- Large shared yard with 12 allocated car parking spaces
- Minimum eaves height of 5.85m
- 1,828 sq ft (170 sq m) mezzanine floor

Accommodation

	Sq Ft	Sq M
Warehouse	2,792	259
Ground Floor Office	360	33
First Floor Office	360	33
Total GIA	3,512	325
Plus Mezzanine	1,828	170

The property areas are expressed on an approximate gross internal basis.



Terms

The property is available by way of a new lease at a quoting rent of £35,250 per annum exclusive.

Rates

The property has an adopted rateable value of £22,000. Rates payable for 2023 / 2024 are estimated at £11,000.

Interested parties are advised to make their own enquiries with the Local Authority Business Rates Department.

Service Charge

There is a service charge payable for maintenance of the common areas of the Estate. Contact the Agent for further details.

Services

Mains water, gas, drainage and 3-phase electricity are connected to the property.

TDB have not tested these services and occupiers/purchasers are advised to make their own enquiries in this regard.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

Legal Costs

Each party to bear their own legal costs.

Viewing

Viewing and further information via the sole agents:



Oliver Thompson
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Jack Brown
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