

BOOMSLANG HOUSE, DAVENTRY

SOPWITH WAY • DRAYTON FIELDS INDUSTRIAL ESTATE • DAVENTRY • NN11 8PB

TDB
Real Estate

FULLY REFURBISHED THROUGHOUT



**GOOGLE MAPS
LOCATION**

11,241 sq ft (1,044 sq m)

**HIGHLY REFURBISHED
WAREHOUSE UNIT**

TO LET / MAY SELL

- Fully refurbished to an extremely high standard
- Self-Contained fully secure yard
- Attractive & Flexible Offices
- 2 x level roller shutter access doors
- Minimum height of 7.57m



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.

Sopwith Way is situated one mile north of Daventry Town Centre and is home to a number of national and international occupiers.

Description

The premises comprise a detached warehouse unit situated which has been refurbished to a high specification. The property benefits from the following features:

- Secure Self-Contained Yard
- 7.57m minimum height.
- 2 level access loading doors
- Air-Con and Central Heating in offices
- New carpets, W/Cs and kitchens
- LED lights throughout
- 3 phase power supply
- Automatic barrier to yard
- New Toilets
- New Kitchens & canteen
- Separate office entrance.
- Highly secure.



Accommodation

The property has been measured on a Gross Internal Area Basis:

Area	sqft	sqm
Warehouse	7,737	718.79
Mezanine Office	939	87.24
First Floor Office	1,282	119.10
Ground Floor Office	1,283	119.19
Total	11,241	1,044.32



Rates

We understand the property has a rateable value of £57,000.

Rates payable for the current financial year April 2023 - March 2024 equate to £29,184 approximately.

Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

VAT

The incoming tenant will be responsible for the payment of any VAT.

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/anti-money-laundering/.

Legal Costs

Both parties to pay their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of C62. A certificate is available on request.

Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

Rent - £99,950 per annum

Freehold terms on request.

Viewing

Viewing and further information via the sole agents:



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