

UNIT 2, CAXTON CLOSE

Drayton Fields Industrial Estate, Daventry, NN11 8RT

TDB
Real Estate

FULLY REFURBISHED THROUGHOUT



6,995 sq ft (650 sq m)

**Fully Refurbished Warehouse
with First Floor Offices**

TO LET

Fully Refurbished Warehouse with First Floor Office – TO LET

- High quality, newly refurbished warehouse
- Located on one of the best business parks in Daventry
- Self-contained yard which could be fenced
- Attractive & impressive reception area



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 the J18 of the M1, as well as the M5 and M40 Motorways, plus the A5 trunk road.

Caxton Close forms part of the well-established Drayton Fields Industrial Estate, considered to be the best employment areas in Daventry and home to a number of national and international occupiers and one mile north of Daventry Town Centre.

Description

The property benefits from the following amenities:

- Steel frame construction
- Profile sheet cladding with brick elevations
- Metal clad roof with inset roof lights
- Eaves Height of 4m
- Canopy entrance
- Full height reception
- Double glazed windows
- LED Lighting
- 1 x Ground level loading door
- Three phase electricity
- Offices are carpeted with suspended ceilings and recessed lighting.
- Male and female WC's
- Secure self-contained forecourt car parking (9 marked spaces)
- Highly secure

Accommodation

The property has been measured on a Gross Internal Area basis as below.

Area	sqft	sqm
Ground Warehouse	4144	384.99
Ground Reception & Amenities	587	54.53
First Floor Offices	2263	210.24
Total	6994	649.76





Lease

A new FR&I lease to be negotiated.

Quoting Rent - £52,500 per annum

Utilities

The tenant will be responsible for Utility costs.

Rates

The property has a current rateable value of approximately £35,500 per annum. Using the current multiplier this is a rates payable of approximately £17,715 per annum.

Interested parties are advised to make their own enquiries by contacting the Local Authority.

VAT

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

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their costs.

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/](http://www.tdbre.co.uk/anti_money_laundering/).

Viewing

Viewing and further information via the Joint Sole Agents:



Jack Brown
jack@tdbre.co.uk

Oliver Thompson
Oliver@tdbre.co.uk



Nigel Lenson
nigellenson@artsurveyors.co.uk
07881 553 902

Personal Interest Declared