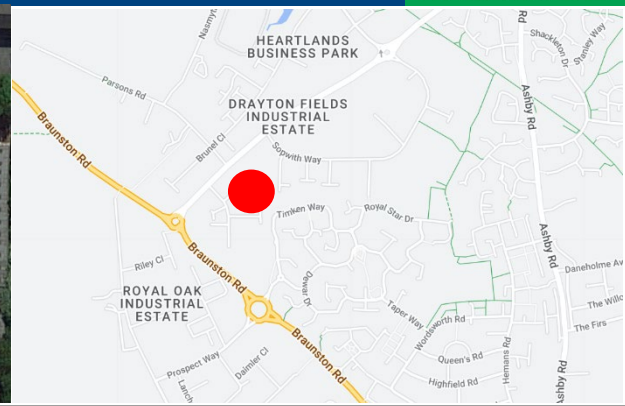
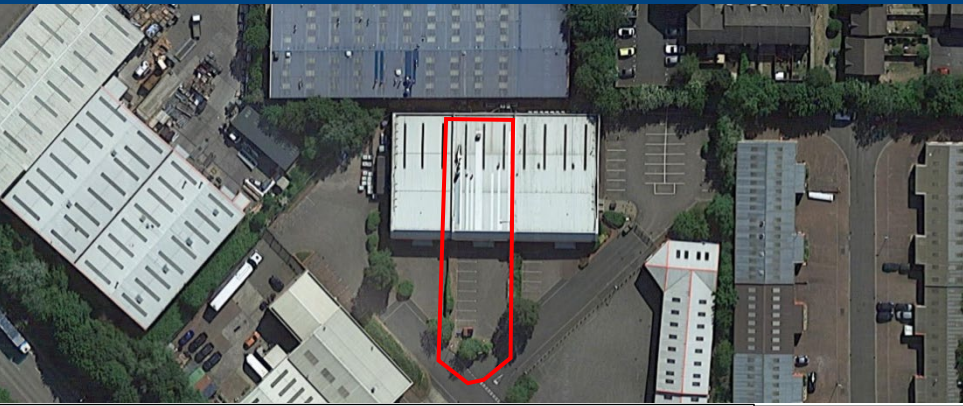


**6,994 sq. ft.** (649.76 sq. m)  
Highly Refurbished  
Warehouse / Light Industrial Unit

- Unit refurbished to a high standard
- Self-contracted fully secure yards
- Attractive and flexible offices
- 1 x level roller shutter access doors
- Eaves: 4.00m



## 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 / Specification

The premises comprise a mid-Terrace warehouse / light industrial unit warehouse unit recently refurbished to a high specification. The property benefits from the following features:

- Steel frame construction
- Profile sheet cladding with brick elevations
- Metal clad roof with inset roof lights
- Eaves 4.00m with minimum headroom of 2.83m
- Canopy entrance
- Full height reception
- Double glazed windows
- LED Lighting
- 1 x Ground level loading door (not full height)
- Three phase electricity
- Offices are carpeted with suspended ceilings and recessed lighting.
- Fitted kitchen / break out area
- Male and female WC's
- Secure self-contained forecourt car parking (9 marked spaces)
- Highly secure

## Services

Mains water, drainage, gas, and single and three phase electricity, are connected to the property. Alexander Reece Thomson LLP has not tested these services and occupiers are advised to make their own enquiries in this regard

## Accommodation

The Property has been measured on the Gross Internal Basis:

Floor Area	Sq. Ft.	Sq. M.
Warehouse	4,144	384.99
Ground Reception & Amenities	587	54.53
First Floor Offices	2,263	210.24
<b>Total</b>	<b>6,994</b>	<b>649.76</b>

## Business Rates / Service Charge

The property has a Rateable Values of £35,500. 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. There is no service charge for the property.

## VAT

Figures quoted are exclusive of VAT unless stated otherwise.

## Anti-Money Laundering

Where required, prospective purchasers/tenants will be required to provide anti money laundering information.

## Legal Costs

Each party to bear their own legal costs incurred.

## EPC

The premises has an EPC rating of D99. A certificate is available on request.

## Terms

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

Rent: £52,500 per annum plus VAT.

## Viewings / Contact

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**PERSONAL INTEREST DECLARED**

