UNIT 2, CAXTON CLOSE

Drayton Fields Industrial Estate, Daventry, NN11 8RT



GOOGLE MAPS

LOCATION

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

Unit 2, Caxton Close, Drayton Fields Industrial Estate, Daventry, NN11 8RT





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:

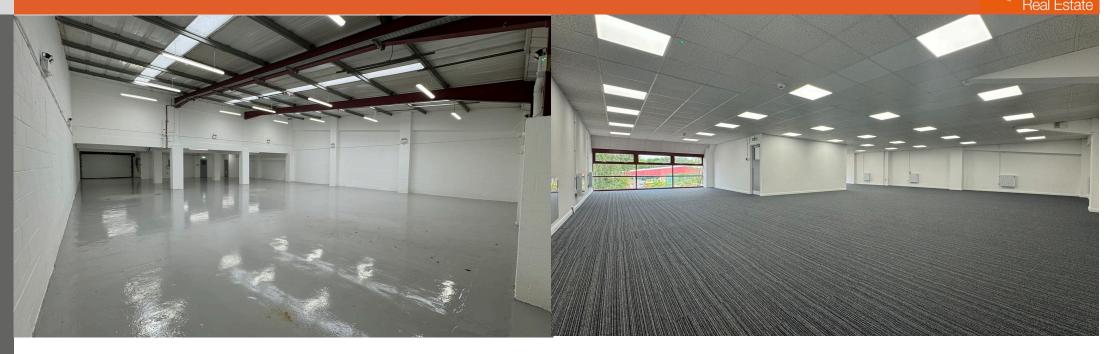
- Steel frame construction
- Profile sheet cladding with brick elevations
- Metal clad roof with inset roof lights
- Eaves Height of 4m
- Canopy entrance
- Full height reception
- Double glazed windows
- LED Lighting
- 1 x Ground level loading door
- Three phase electricity
- Offices are carpeted with 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

Unit 2, Caxton Close, Drayton Fields Industrial Estate, Daventry, NN11 8RT



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/.

Viewing

Reece

Thomson

Viewing and further information via the Joint Sole Agents:





Personal Interest Declared

DISCLAIMER: TDBRE for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of TDBRE or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) TDBRE cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise, for any loss arising from the use of these particulars. 1/21