

TO LET - INDUSTRIAL



15 Low March, Daventry NN11 4SD
7,000 Sq Ft (650.3 Sq M)

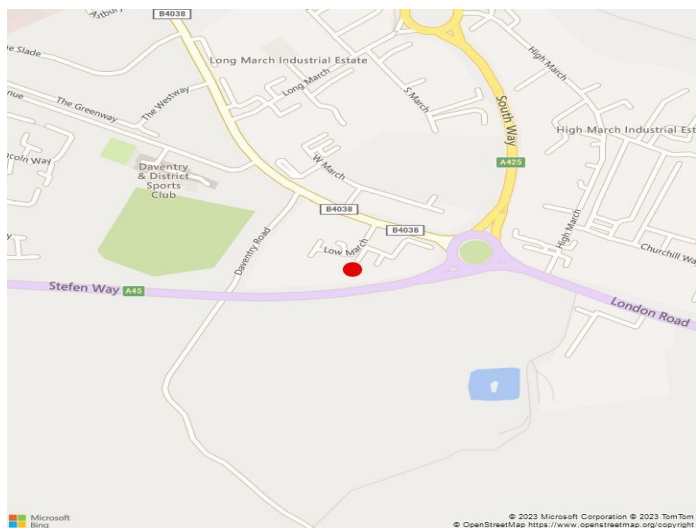
£52,500 per annum exclusive

**INDUSTRIAL UNIT TO LET WITH SECURE YARD IN
EXCELLENT LOCATION**

- DEDICATED PARKING
- ESTABLISHED
COMMERCIAL LOCATION
- AVAILABLE IMMEDIATELY
- FULL HEIGHT SHUTTER

Location

The property is situated on the main industrial estate on the south side of Daventry about 7 miles from the M1 on the A45.



Description

The unit has a gross internal floor area of about 7,000 sq ft (650 sq m) with a reception area, offices, kitchen and WCs. Gas space heaters to main space. Full height roller shutter.

Large secure yard to front.



Accommodation

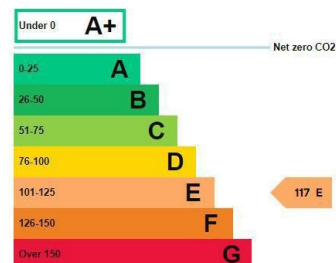
Accommodation	sq ft	sq m
Total Area	7,000	650.3

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of E (117).

Energy rating and score

This property's current energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rent

£52,500 per annum exclusive

Terms

To be let on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £32,750

Rates Payable : £16,342 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

Viewings

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

Declaration: Please note that the Directors of VDBM are shareholders in the landlord company and one of them is a Director.

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.