



Cavalry Hill Industrial Park, Weedon NN7 4PP

TO LET

Industrial/Distribution Warehouse

**127,491 Sq Ft
(11,844 Sq M)**

DESCRIPTION

Four bay detached warehouse unit with two storey office accommodation, two service yards on a secure self-contained site extending 6.55 acres. The unit is racked, heated, sprinklered and lit.

- ✓ 30m front service yard
- ✓ 25m rear service yard
- ✓ 6.5m clear eaves height
- ✓ 6 dock level doors / 8 level access doors
- ✓ Extensive mezzanine (31,000 sq ft)
- ✓ Two storey offices & welfare

LOCATION

The property is located on Cavalry Hill, Weedon, approximately 6 miles southeast of Daventry and 7 miles west of Northampton, with easy access to junction 16 of the M1 motorway (4 miles) via the new Weedon/Flore Bypass.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	115,491	10,729
Offices	12,000	1,115
Total	127,491	11,844

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

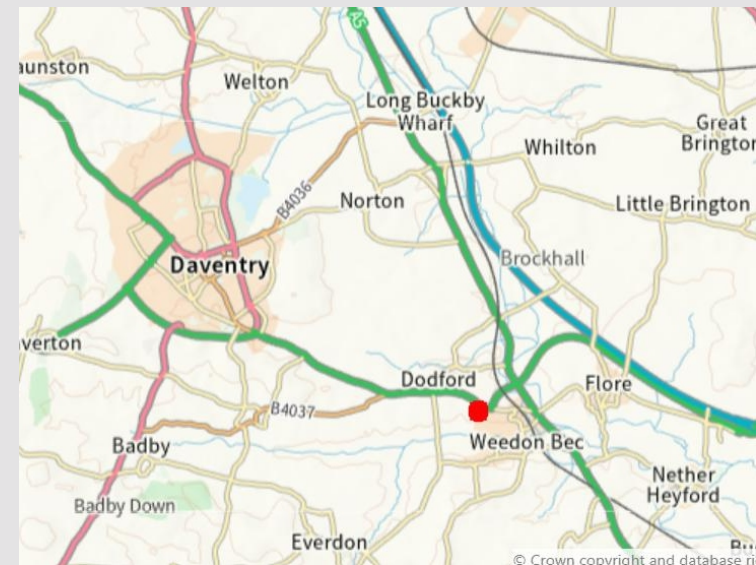
Each party to be responsible for their own legal costs incurred.

TERMS

The property is available to let on a flexible new Full Repairing and Insuring Lease. Rent on application.

EPC

EPC has expired. Previous rating C (68).



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Regulated by RICS 23-Apr-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Richard Meering
0753 888 1997
RMeering@lsh.co.uk

Peter Edwards
0735 484 6001
PEdwards@lsh.co.uk

**CUSHMAN &
WAKEFIELD**

Tom Kimbell
0792 000 5471
Tom.Kimbell@cushwake.com

Franco Capella
0783 419 7403
Franco.Capella@cushwake.com