



TO LET

T: 01789 298 006

Southern Warehouse, Furnace Lane, Nether Heyford NN7 3LB

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Overview

- Industrial unit with office space
- Parking for 30 vehicles with large rear yard
- Situated close to the A5
- Gated access in private and secure location
- Minimum eaves height 5.2m rising to 8.6m at apex

Location

The Subject Property is located on the southern boundary of Nether Heyford approximately 0.7 miles from the village centre and is accessed from the adopted highway of Furnace Lane. The Subject Property is approximately 6.7 miles southeast of Daventry and 8.7 miles southwest of Northampton. It is a short drive from the A5 which is located 0.3 miles south. Access to Junction 16 of the M1 can be obtained travelling north from the site via Nether Heyford approximately 2.2 miles however should be noted there is a height restriction for vehicles of 9ft 6in (2.9m) through the village. The nearest bus stop to the Subject Property is located within the village centre with the nearest train station within Northampton approximately 7.3 miles.

Site Description

The site extends to 2.33 hectares (5.77 acres). The Subject Property comprises a detached industrial building of steel portal frame construction with brick elevations. The pitched roof comprises profile sheet steel incorporating translucent panels. The unit is currently used for storage with the underside of the eaves having a clear internal height of 5.2 m. Front and side roller shutter doors. 3 Phase power. Large yard area with potential for extension subject to planning permission.



Total site area 2.33 hectares (5.77 acres)

Accommodation Schedule (GIA)

Description	sq m	sq ft
Warehouse	3271.41	35213.15
Ground Floor Office	44.31	476.94
First Floor Office	44.15	475.20
Total	3359.87	36165.29

The property has been measured in accordance with the RICS Code of Measuring practice

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EPC

The energy rating of the property is C 53. The certificate and full report are available upon request

Highways

Access to the site is via Furnace Lane. There are no public right of ways through the site. The estates road into the site is shared with the neighbouring occupier.

Planning

The property is considered suitable for E(g) (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. The land is not allocated within the existing or draft local plan. Further information available for potential yard extension.

Lorry Wash

Documentation available for submission regarding the installation of a lorry wash explored by the previous tenant. The planning application was not progressed but substantial due diligence was undertaken for the lorry wash to be positioned adjacent to the unit.

Business Rates

The Rateable value for the property is £117,000 (1st April 2023). The Business multiplier is 51.2p. For further information contact the Valuation Office Agency.

Terms

Quoting Rent £197,000 per annum (£5.45 psf) exclusive of VAT. Incentives available.

Legal Costs

All parties to be responsible for their own legal costs incurred in the transaction.

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Getting to the site - NN7 3LB

From Weedon Bec, travel south east on the A5 for approximately 2 miles. Turning left from the A5 onto Furnace Lane, the Subject Property is 500m from the junction on the left hand side. All parking restrictions should be adhered to.

The property can be found more precisely using the what3words mapping system reference of **invisible.minus.panicking**

Data Room

All pertinent information relating to the property is available via the Data Room. Access to which can be requested directly from Dobson Grey.

Viewings

Viewings are strictly by prior appointment only with the sole agent.

Please contact;

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We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, not part of one. You should not rely on statements by Dobson Grey Ltd in the particulars or by word of mouth or in writing ('information') as being 'actually accurate about the property, its condition or its value. Neither Dobson Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, Seller(s) or Lessor(s).
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5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs).
<https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>