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To Let Industrial/Warehouse Unit
99,584 sq ft (9,251 sq m)

**FULLY
REFURBISHED**

SPECIFICATION



5% PV array/66 kWp



Warehouse LED lighting



9 dock level loading doors



3 level access loading doors



Up to 45m yard



5 EV charging stations



11m eaves



58 car parking spaces potential for 88



Two storey fitted offices



Aiming for BREEAM Excellent



EPC A (16)



Fitted Transport Office

ACCOMMODATION

	SQ FT	SQ M
Warehouse	87,670	8,145
Offices		
Ground Floor	5,957	553
First Floor	5,957	553
TOTAL	99,584	9,251

Daventry 9

Apex Park, Fawsley Drive, Daventry NN11 8UG



amazon

To M45/M1
north - 7 miles →

A45

A45

CNH



← To J16 M1 - south 9 miles
Daventry Town Centre



wetherspoon



EPC
A (16).

LEGAL COSTS

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

VAT

May be chargeable at the current rate.



TENURE/TERMS

The property is available on a new Full Repairing and Insuring lease on terms to be agreed. Please contact the joint agents for further details.

RATEABLE VALUE

Rateable Value: £575,000. Rates Payable £313,950.

All parties should make their own enquiries with the Local Billing Authority.

PLANNING

The building is suitable for planning use classes B2, B8 and E(g)(iii) which covers light industrial, general industrial and storage and distribution.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

LOCATION

Daventry is located 19 miles south east of Coventry and 15 miles west of Northampton. Daventry Rail Freight Terminal (DIRFT) is 6 miles north. Apex Park is situated 1 mile north of Daventry Town Centre with excellent access to the M45 circa 7 miles and J16 M1 circa 9 miles.

90% of the total population of the UK lives within a 4.5 hour drive time.



Sat Nav: NN11 8UG

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Viewings

To view or for further information please contact:

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