

Lambert Smith
Hampton

01604 662550

900 PAVILION DRIVE NORTHAMPTON NN4 7RG

Industrial Property

Warehouse Unit

To Let

Long March Industrial Estate, Daventry, Northamptonshire NN11 4NR



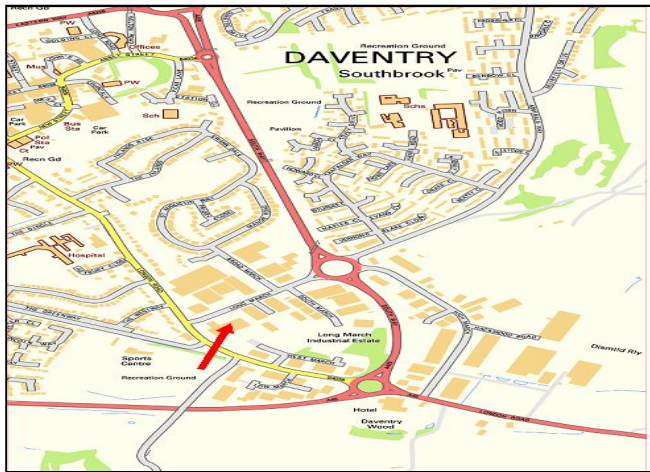
- Total Internal Floor Area 17,335 Sq Ft (1,610.4 Sq M)
- Warehouse area 16,111 sq ft (1496.7 sq m)
- Large access doorway and secure yard
- The property is available To Let by way of a new FRI lease at an initial asking rental of £78,000 PAX

Property Awards. **07**
Industrial Agency Team of the Year

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Long March Industrial Estate, Daventry, Northamptonshire NN11 4NR

Location



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Daventry is located at the intersection of the A361 and A45 trunk roads and is located 13 miles west of the county town of Northampton. The town has good road access to the motorway network including the M1, M6 and M45 motorways as well as the major trunk roads A5 and A14.

The town with a population of approximately 23,000 people has proved popular for a number of manufacturing and warehousing companies and the property is located approximately 1 mile south of the town centre, adjacent to the A45 on the Long March Industrial Estate.

Description

The property comprises a semi detached rectangular steel portal frame building with full height metal cladding. The pitched roof is also of profile metal sheet cladding with additional translucent panels for natural lighting. The internal eaves height is approximately 7.6m (25') with a ridge height of 8.7m (28' 8"). Access is via a large roller shutter door 5.9m wide x 5.5m high. Externally there is a large concrete yard area with external fencing shared with the adjacent unit.

The premises benefit from the following facilities/specification:

- Three phase electricity and sodium lighting
- Gas warm air heaters
- Concrete and fenced forecourt yard area

Accommodation

The accommodation comprises:-

Floor Areas:	Sq Ft	Sq M
Warehouse area	16,111	1,496.7
Office & Ancillary Accommodation:	1,224	113.7
Total Gross Internal Floor Area	17,335	1,610.4

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 in any transaction.

Services

Mains water, drainage and electricity, including three phase electricity and gas have all been connected to the premises.

Planning

From verbal enquiries at the Planning Authority (01327 871100) we understand the premises have a current planning consent for B8 use within the current Use Classes Order.

Rates

From verbal enquiries made with Daventry District Council (01327 871100) we understand the property has a current rateable value of £61,500. The uniform business rate from April 2008 is 46.2p in the £.

Terms

The premises are available To Let by way of a new FRI lease at an initial asking rental of £78,000 per annum exclusive.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Charles Smedley

Lambert Smith Hampton

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April 2008

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