

HIGH QUALITY REFURBISHED OFFICES

NENE HOUSE | SOPWITH WAY | DRAYTON FIELDS | DAVENTRY | NN11 8EA



FULLY REFURBISHED SUITES FROM
2,387 – 16,866 SQ FT (221.8 – 1,567 SQ M)

TO LET

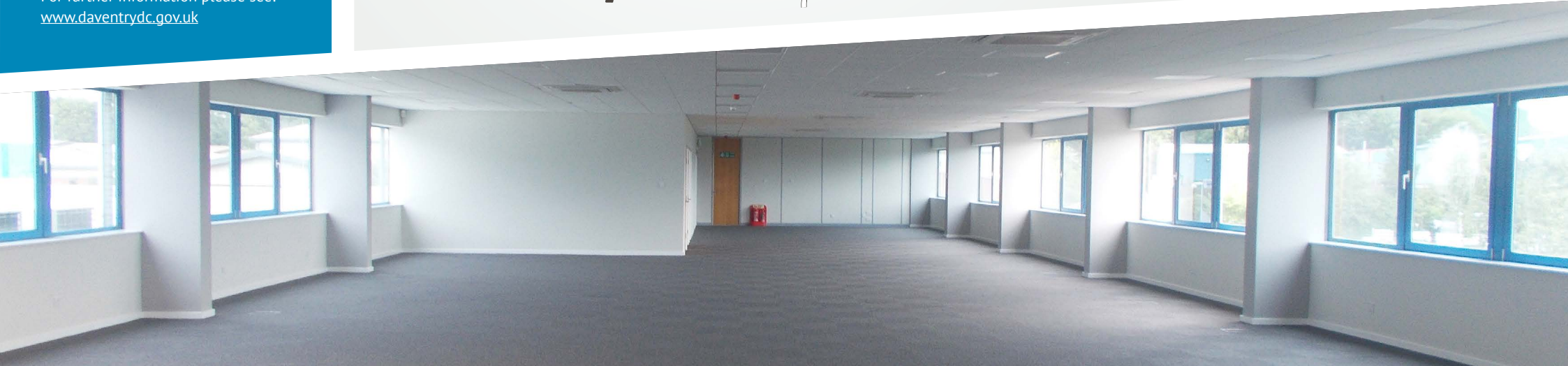
LOCATION

Nene House is located in the market town of Daventry on the Drayton Fields Estate, approximately 13 miles west of the county town of Northampton, at the intersection of the A361 and A45 arterial roads. The town has good road communications to the M1, M6, M40 and M45 motorways, as well as the A14 (A1/M1 link road).

Daventry offers a rapidly growing business base with excellent accessibility. Exciting plans to invest £175m into the regeneration of Daventry town centre with a number of strategic schemes to include Mulberry Place Shopping Centre, Waterloo Retail and Leisure Scheme and the Daventry Waterspace development.

The inward investment in Daventry will continue to see the town's amenities and business interests grow, making it a genuine option for businesses to locate to.

For further information please see: www.daventrydc.gov.uk



DESCRIPTION

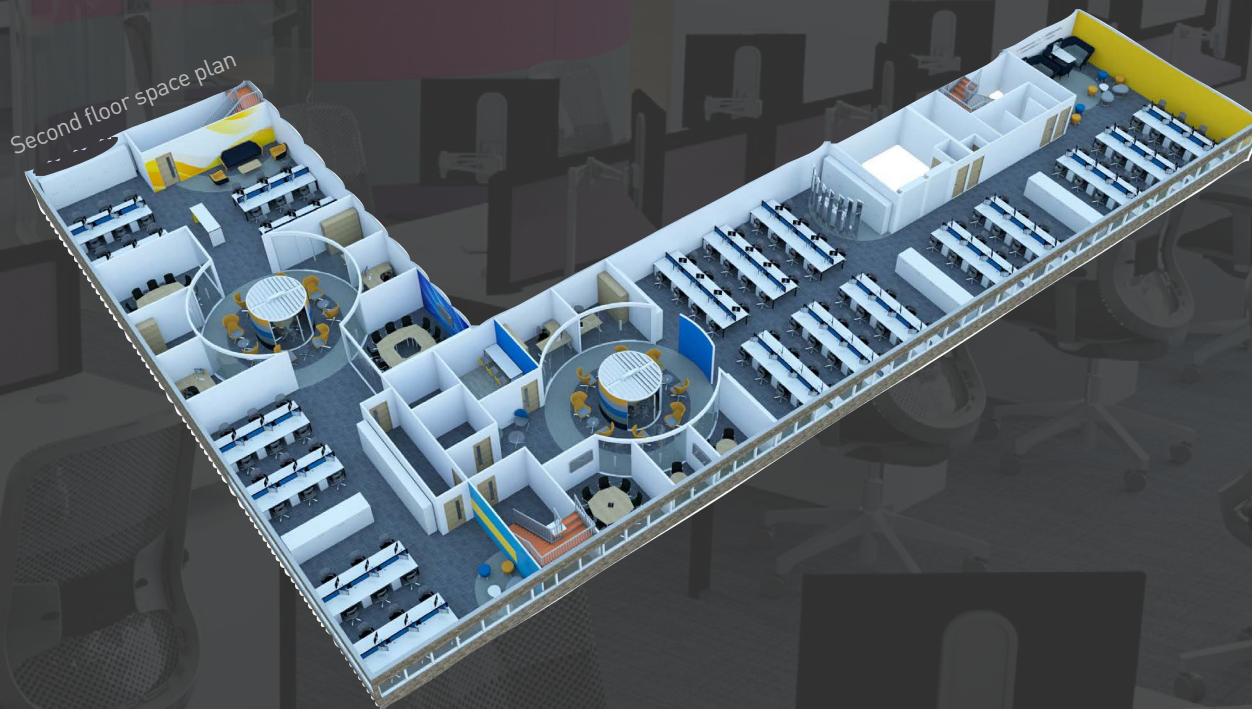
Nene House is a substantial 3 storey headquarters office building which forms part of a larger development. The offices have undergone a complete refurbishment to provide some of the highest quality suites in Daventry and the surrounds.

The specification includes:

- Refurbished reception
- VAV air conditioning
- WC and kitchen facilities
- New ceiling grids
- LED lighting
- Fully carpeted
- Passenger lift
- 96 car parking spaces in total

The office suites provide open plan accommodation enabling the occupier to have fully flexible space.

Second floor space plan



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.

BUSINESS RATES

We understand that the suites will have their rateable values reassessed by the VOA, with each suite benefiting from it's own rating assessment.

ACCOMMODATION

ACCOMMODATION	SQ FT	SQ M
Ground Floor Suite A	4,044	375.76
Ground Floor Suite B	2,387	221.80
First Floor Suite A	5,070	471.00
First Floor Suite B	LET	LET
Second Floor Suite A	5,365	498.48
Second Floor Suite B	LET	LET
TOTAL	16,866	1,567.04



MODERN OFFICE SUITES TO LET



EPC

EPC D-98. A copy of the EPC Certificate is available upon request.

SERVICES

We understand that all mains services are connected to the building. The suites have the benefit of their own electricity meters.

SERVICE CHARGE

Details available upon request.

TERMS

The office suites are available on a new lease. Please contact the Agents for further details.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint sole agents:

TOM DRAKE / TONY DRAKE



www.drakecommercial.co.uk

tomdrake@drakecommercial.co.uk

tdrake@drakecommercial.co.uk

IAN LEATHER / GUY SINKLER



ileather@lsh.co.uk

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