



6 SOPWITH WAY

DRAYTON FIELDS, DAVENTRY,
NN11 8PB

TO LET



HIGH SPECIFICATION, MODERN, DETACHED WAREHOUSE / INDUSTRIAL UNIT

18,000 SQ FT (1,670 SQ M) PLUS CANOPY LOADING

- PROMINENTLY POSITIONED AT THE FRONT OF SOPWITH WAY
- TO BE REFURBISHED WITH MODERN FINISHES THROUGHOUT
- LARGE SECURE YARD AREA & FORECOURT CAR PARKING
- AVAILABLE FROM SUMMER 2021

SPECIFICATION

- Steel frame construction with a mix of brick and metal clad elevations.
- Metal clad roof with inset roof lights.
- Minimum eaves 7.0m
- Maximum eaves 9.0m
- 4 ground level loading doors.
- Concrete floor.
- Single storey offices with modern specification, carpets, suspended ceilings and recessed lighting.
- Double glazed windows.
- Reception, WC and kitchen areas.
- Heating via gas powered blowers in the warehouse and perimeter radiators in the offices.
- Canopy loading area.
- Large, self contained site area with dedicated yard and car parking.
- A comprehensive refurbishment is to be agreed.

SERVICES

Mains gas, water, drainage, and single and three phase electricity, are connected to the property.

Drake Commercial have not tested these services and occupiers are advised to make their own enquiries in this regard.

LOCATION

Daventry is located approximately 12 miles west of the county town of Northampton. It has good access to J16/M1, via the new link road and also J18 / M1, as well as the M45 and M40 motorways, plus the A5 trunk road.

Sopwith Way is part of Drayton Fields Industrial Estate, which is regarded as one of the best employment areas in Daventry, located to the north of the town centre. Established surrounding occupiers include Brian James Trailers, Cummins and Tyre Line.

ASKING TERMS

The property is available on new lease terms to be agreed, at a guide rent of £139,000 per annum.

BUSINESS RATES

Business Rates will be payable for the premises. Contact the agents for further information.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to pay their own legal costs.

EPC

Under reassessment.

AML REQUIREMENTS

Prospective parties will be required to provide AML information upon agreement of terms, prior to instructing solicitors.

ACCOMODATION

UNIT	SQ/FT	SQ/M
Warehouse & Stores	16,600	1,540
Ground & First Floor Office/Ancillary	1,400	130
TOTAL GIA	18,000	1,670
Canopy Loading	4,130	384



POSTCODE: NN11 8PD



FOR ENQUIRIES AND VIEWINGS
PLEASE CONTACT:



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