

SOPWITH90

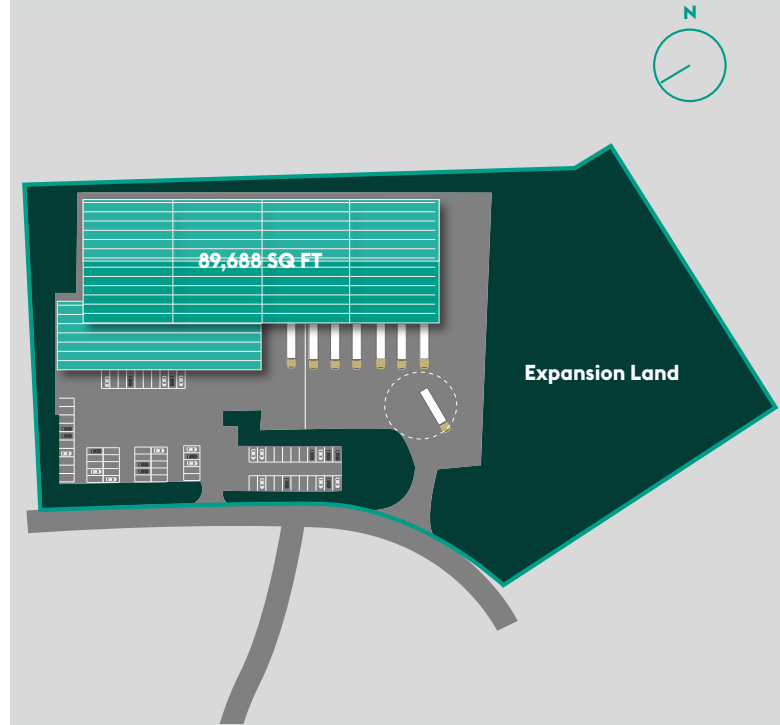
DAVENTRY

SOPWITH WAY, DAVENTRY
NN11 8PB

IDEALLY LOCATED WAREHOUSE /
DISTRIBUTION UNIT
89,775 SQ FT / 7 ACRES
AVAILABLE TO LET



**FLEXIBLE LEASE
TERMS**





DESCRIPTION


The property comprises a warehouse of 89,688 sq ft, with a covered loading bay totalling 8,541 sq ft and a canopy of 2,621 sq ft on a self-contained site with secure parking.

To the front of the warehouse is a two storey, modern, open plan office block with reception and high parking provision. The site, set on 7 acres, benefits from circa. 2.5 acres of expansion land offering potential for re-configuration, additional yards and development.

CONNECTIONS

 Cities	Distance
Northampton	15 miles
Coventry	20 miles
Birmingham	40 miles
London	75 miles

 Roads	Distance
M1 (J18)	7 miles
M1 (J16)	9 miles
M45	11 miles
M6 (J11)	11 miles

 Airports	Distance
Birmingham International	29 miles
East Midlands	43 miles

ACCOMMODATION

Description	Area (SQ M)	Area (SQ FT)
Warehouse	6,518	70,160
Transport Office	85	914
Offices Ground Floor	702	7,564
Offices First Floor	955	10,276
Mezzanine Plant Area	80	861
Total	8,340	89,775
Unloading Area	781	8,407
Canopy	290	2,247

SPECIFICATION



88
Parking Spaces



Modern
Office Space



2.5 Acres
Expansion Land



7 Level
Loading Doors



EPC
A24



10m
Eaves Height



Secure
Yard



James Clements

j.clements@box4realestate.co.uk

07436 165015

Edward Kennerley

e.kennerley@box4realestate.co.uk

07972 187779