



UNIT 7 BADBY PARK, NEWNHAM DRIVE, HEARTLANDS BUSINESS PARK, DAVENTRY NN11 8YG

To Let – Modern detached distribution warehouse building and offices

49,477 sq ft (4,081 sq m) GIA



GERALDEVE

UNIT 7 BADBY PARK, NEWNHAM DRIVE, HEARTLANDS BUSINESS PARK, DAVENTRY



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Location

Daventry is considered to be one of the leading industrial and distribution locations in the United Kingdom in the heart of the Golden Triangle. There is excellent motorway access with the M1 at junctions 16 and 18 being approximately 4 miles to the north and 8 miles to the south respectively. The M1/M6/A14 Catthorpe Interchange is approximately 10 miles to the north. Daventry Rail Freight Terminal is 7 miles to the north.

Badby Park lies approximately 1 ½ miles to the north of Daventry town centre. The estate forms part of a major distribution warehouse location which includes Apex Park, developed by Prologis and a number of other modern distribution warehouses. Occupiers on the park include Hankook Tyres, Wetherspoon, Ceva Logistics, Hellman, Ingram Micro, ToolStation and Crown Paints.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Main Warehouse	43,930 sq ft (4,081.23 sq m)
GF Offices	2,818 sq ft (261.82 sq m)
FF Offices	2,729 sq ft (253.56 sq m)
TOTAL GIA	49,477 sq ft (4,596.61 sq m)

Tenure

The property is available on a leasehold basis by way of a new full repairing and insuring lease.

Business Rates

Rateable Value: £111,000 (2017)
Description: Warehouse and Premises.

Rent

On application.

Description

The property comprises a modern detached distribution warehouse building constructed in 2004. The unit is of steel portal frame construction with full height profile metal clad elevations and roof. The warehouse has an eaves height of 8 metres. Heating is provided by warm air blowers and lighting from sodium light boxes. Loading to the warehouse is provided via 3 dock level and 2 level access loading doors.

There is a large canopy extending over the level access doors, leading onto a 40m deep yard accessed via a security hut and barrier to the side elevation secured by palisade fencing.

There is a 2 storey office to the front elevation with brick elevations and double glazed aluminium windows. Internally the offices have carpeted concrete floors, suspended ceilings with recessed strip lighting and perimeter trunking. There are 72 car parking spaces to the front of the property.

EPC

The property has an EPC certificate rating TBC.

VAT

VAT will be payable on the transaction.

Viewing

By appointment only through sole agents, Gerald Eve LLP.

John Sambrooks

Tel. +44 (0)121 616 4841
Mobile +44 (0)7919 624 512
jsambrooks@geraldeve.com

Sam Pearson

Tel. +44 (0)121 616 4840
Mobile +44(0)7557 587 826
spears@geraldeve.com



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