

To Let

Modern Industrial Unit

Unit 11 Brindley Close
Drayton Fields Industrial Estate Daventry NN11 8RP



- Popular location
- 880 sq ft mezzanine floor
- Modern industrial unit
- Allocated parking

To Let £17,500 per annum exclusive

Location

Berrill's Business Park is situated upon Brindley Close which forms part of Drayton Fields Industrial Estate, situated to the northern fringe of Daventry, an expanding market town, with excellent accessibility to the ring road (A361) in turn connecting with the M1 at J16 (10 miles) and J18 (7 miles) and M45 (6 miles). The estate is a very popular commercial location in the town and has seen recent further development by Prologis and Daventry District Council. Prominent occupiers in the vicinity include DHL, Hankook Tyres and Cummins.

Accommodation

Berrill's Business Park is a recent development of 7 business units. Unit 11 benefits from a floorplate of 1,042 sq ft (96.8 sq m) with a mezzanine floor providing circa. 880 sq ft (82 sq m.) There are two allocated parking spaces to each unit.

Areas

	Sq Ft	Sq M
Warehouse Floor	1,000	92.9
Mezzanine Floor	880	81.75
TOTAL	1,880	174.65

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £17,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The Rateable Value is an estimate only and applicants should verify with Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £6,600

Rates Payable: £0

Service Charge

A service charge is payable, details of which are available upon request.

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Available upon request.

Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



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