

TO LET

5A LOW MARCH, LONG MARCH,
DAVENTRY, NORTHAMPTONSHIRE, NN11 4SD

DRAKE
PARTNERS

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MID TERRACED INDUSTRIAL/WAREHOUSE UNIT
PROMINENT LOCATION CLOSE TO LONDON ROAD
2,479 SQ FT (230 SQ M) PLUS 448 SQ FT MEZZANINE (42 SQ M)

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property
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LOCATION

Daventry is located approximately 12 miles west of the county town of Northampton and has good access to Junctions 16 and 18 of the M1, plus the A45, M40 and A5 trunk road.

Low March is part of the Long March Industrial Estate, just off the London Road and opposite the brand new Signal Park development. The Long March Industrial Estate is one of the towns largest and most established employment estates situated approximately 1 mile south east of the town centre and contains a mix of industrial, warehousing and office occupiers.

SPECIFICATION

The property is a prominently located, mid terrace warehouse/industrial unit which comprises the following:

- Steel frame construction
- Majority brick with part metal clad elevations
- Asbestos sheet roof with inset roof lights
- Personnel entrance
- Full height roller shutter loading door
- Sodium lamp warehouse lighting
- Three phase electricity
- WC and kitchenette facilities
- Small office and reception areas
- Mezzanine storage area above the offices
- Gas heating in the warehouse and electric plug-in heaters in the offices
- Forecourt car parking and loading

SERVICES

Mains water, drainage, gas and single and three phase electricity, are connected to the property. Drake & Partners have not tested these services and occupiers are advised to make their own enquiries in this regard.

ACCOMODATION

	SQ FT	SQ M
Ground Floor GIA	2,479	230
TOTAL	2,479	230
Mezzanine	448	42

ASKING TERMS

The building is available TO LET on new lease terms, at a guide rent of £23,000 per annum.

BUSINESS RATES

The property has an adopted Rateable Value of £13,750

SERVICE CHARGE

There is no service charge.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

Atlantic Equine Ltd 5a Low March Industrial Estate, Low March DAVENTRY NN11 4SD	Energy rating D
Valid until 4 February 2028	Certificate number 0950-0038-3079-9102-9002

CONTACT

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