

TO LET

**12 EVERDON PARK
HEARTLANDS, DAVENTRY, NN11 8YJ**

Drake
COMMERCIAL



MID TERRACE WAREHOUSE/INDUSTRIAL UNIT
2,544 SQ FT (236 SQ M)

- **LOCATED ON HEARTLANDS EMPLOYMENT ESTATE**
- **GOOD SIZED FORECOURT / CAR PARKING AREA**
 - **EXISTING RACKING COULD BE OFFERED**

For enquiries and viewings please contact:
Tom Drake tomdrake@drakecommercial.co.uk

01604 620616
drakecommercial.co.uk

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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.

Heartlands is located to the north of the town, close to the A45 and includes major occupiers such as Hankook, Wetherspoon and Cummins.

SPECIFICATION

- Steel frame with lower brickwork and metal clad upper elevations
- Metal clad roof with inset roof lights.
- Full height loading door.
- Concrete floor.
- Warehouse lighting.
- Forecourt yard / car parking area.
- Racking and existing fittings could be made available by negotiation.

SERVICES

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

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

ACCOMMODATION

(SQ FT) (SQ M)

	(SQ FT)	(SQ M)
GROSS INTERNAL FLOOR AREA	2,544	236

ASKING TERMS

New lease terms are available on application. Contact Drake Commercial for further information.

BUSINESS RATES

The property has an adopted Rateable Value of £11,500. Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate the actual rates payable.

SERVICE CHARGE

There will be a service charge to deal with the common areas of the estate. Contact the agent for further details.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to pay their own legal costs.

EPC

The property has an EPC rating of C75.

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