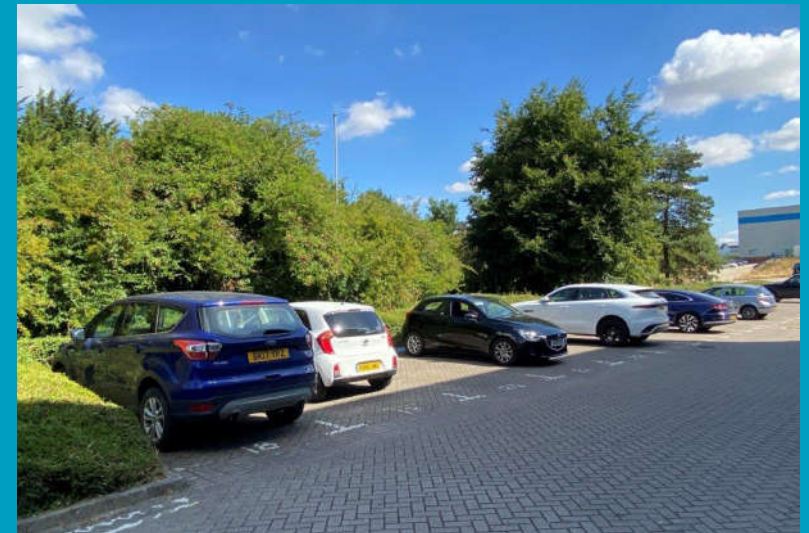


# TO LET: Gym/Fitness Studio Opportunity

Nene House, Sopwith Way, Drayton Fields, Daventry, Northamptonshire NN11 8EA



- Opportunity to create a gym/fitness studio of 3,921 sq ft
- Easy access to Daventry ring road and town centre
- On-site car parking
- Available to let on a new tenancy agreement

## LOCATION

The subject property is located on Sopwith Way, which is on the Drayton Fields Estate in Daventry.

Sopwith Way leads onto the A361, which is part of the Daventry ring road system.

Daventry town centre is located to the south and the town is well connected with easy access to the M1 and M45.

## DESCRIPTION

The property comprises a multi-let industrial and office facility within a large site, which provides for extensive on-site car parking.

## ACCOMMODATION

The gym opportunity comprises a section of the ground floor which can be made self-contained with its own entrance.

It is currently divided by demountable partitioning that can be removed to create a large open plan space.

|              | Sq Ft       | Sq M        |
|--------------|-------------|-------------|
| Ground Floor | 3,921 sq ft | 153.47 sq m |

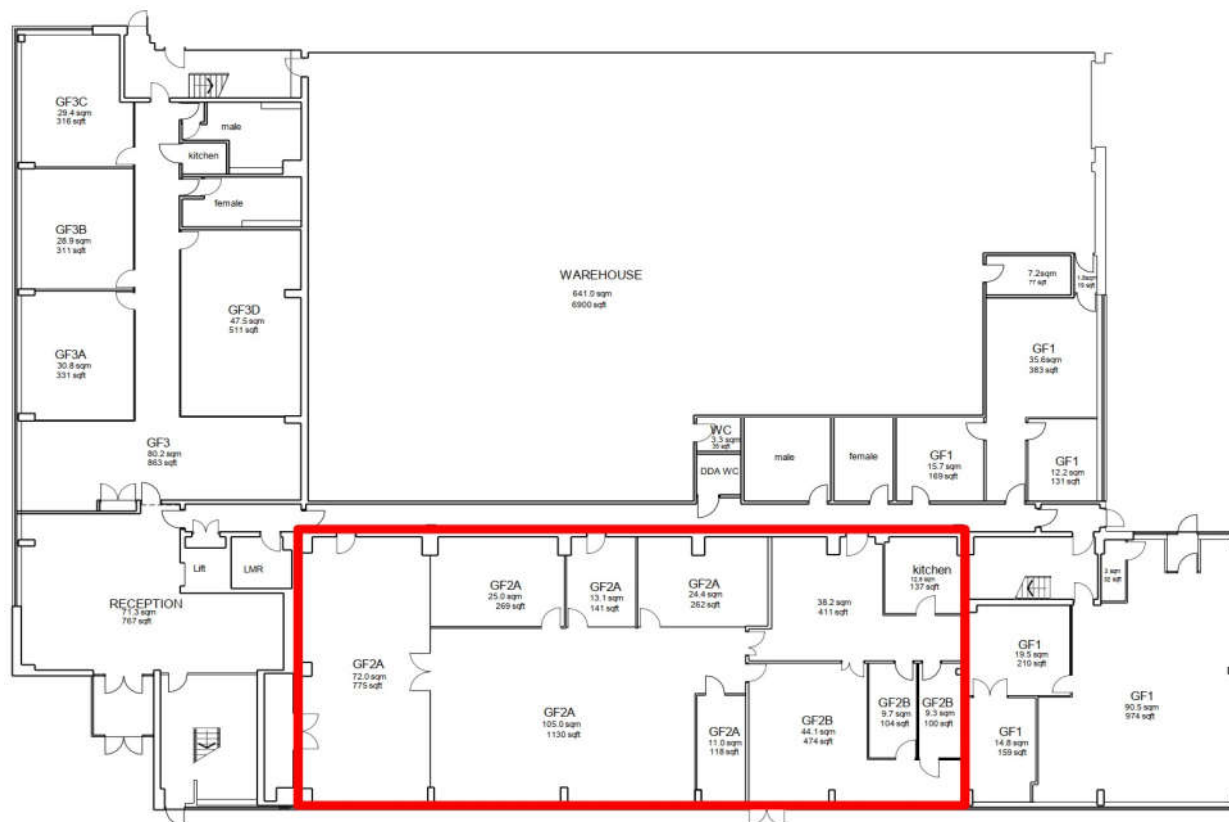
## TENURE

The accommodation is available to let on a new internal repairing & insuring lease –with terms of be agreed.

The rent, available on application, is to be inclusive of heating, lighting, water rates, buildings insurance and business rates.

The rent would be subject to VAT at the prevailing rate.

A rent deposit would also be sought.



## VIEWING

To view and for further details please contact:

**Richard Baker**  
Email: [richardbaker@prop-search.com](mailto:richardbaker@prop-search.com)  
Mobile: 07500 886176

or

**Samantha Jones**  
Email: [samjones@prop-search.com](mailto:samjones@prop-search.com)  
Mobile: 07990 547366

**ALL ENQUIRIES**

**prop-search**  
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**01604 492 000**

**01933 22 33 00**