



**Lambert
Smith
Hampton**

01604 664 366
www.lsh.co.uk

For Sale

Industrial/Warehouse Unit

Modern Warehouse Unit

1 Baird Close, Drayton Fields, Daventry, NN11 8RY



- Detached industrial/warehouse unit
- 6,674 Sq Ft (620.03 Sq M) plus mezzanine and stores
- Prominent corner position
- Secure service yard and car parking area

Lambert Smith Hampton

Pyramus House Roman Way, Northampton NN4 5EA T +44 (0)1604 664366

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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.

Baird Close is situated on Drayton Fields, one of Daventry's largest employment areas, just off the northern ring road, Drayton Way, to the north west of Daventry town centre. The unit occupies a prominent position on the corner of Sopwith Way and Baird Close.

Description

The property is a detached warehouse/industrial unit of steel frame construction with brick and block lower elevations and insulated cladding above, with an insulated steel sheet roof.

The main building with extension comprise workshop areas with concrete floors, a clear eaves height of 18'6" (5.65m) and two up and over roller shutter doors. There are two main mezzanine floors of concrete beam and plank construction, and male/female WC facilities. Externally there is a front car parking area and service yard.

Accommodation	Sq Ft	Sq M
Ground Floor Production	3,108	288.75
Ground Floor Office	1,467	136.31
First Floor Office	2,099	195.01
TOTAL GIA	6,674	620.01
First Floor Mezzanine	1,140	105.99
Tube Shed	1,252	116.38

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand the property has a Rateable Value of £13,250. The current Uniform Business Rate from 2017/2018 for properties of this size is 48 pence in the pound.

Terms

The property is available freehold with vacant possession at a price of £495,000.

Planning

The property has the benefit of planning permission for a c.3,600 sq ft extension to the side, further details are available on the Daventry District Council website, reference DA/2000/0964.

Services

We understand that all mains services are connected to the property to include water, drainage, gas and electricity, including 3-phase.

Gas warm air heating is provided to the workshops and lighting is principally from high bay sodium lights. The office areas have fluorescent lighting and are heated by way of water filled radiators from a gas fired boiler.

EPC

The EPC Rating for this property is D-77.
EPC No. 0250-3919-0377-8940-4060

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

James Hill
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Oct 17 (hg)

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