

02476 450045

23 HIGH MARCH, DAVENTRY, NN11 4EZ

**WORKSHOP WITH OFFICES
&
SELF CONTAINED TWO-STOREY OFFICE**
Available as a whole or in separate parts.



WORKSHOP & OFFICES 7,945 SQ. FT. (738 SQ. M.)
OFFICE 2,210 SQ. FT. (205 SQ. M.)

COMBINED 10,155 SQ. FT. (944 SQ. M.)

6 Miles from J16 M1 Motorway

Town Centre 1 mile distance

Undergoing Comprehensive Refurbishment

Dedicated Car Park & Loading Yard

Gas Fired Heating * Perimeter Trunking* *LED Lighting*

Office Disabled Platform Lift

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LOCATION

High March is an established Industrial Estate one mile to the south-west of Daventry town centre, accessed from the A45/A425 ring road. The A5 trunk road is just 3 miles to the west at Weedon and J16 of the M1 motorway a further 3 miles distance at Upper Heyford.

DESCRIPTION

On the front corner of the site is a two storey brick built office with disabled platform lift, currently being refitted to provide enlarged rooms with new double glazed windows, new toilet suites & kitchen, skirting trunking, suspended ceilings with LED lighting, replacement heating radiators and carpets throughout. The secure car park off High March has space for up to 14 vehicles and is dedicated to the office premises.

The workshop is of north-light, steel truss construction with an eaves height of 4.70m at its lowest side and a clear height beneath steel trusses of 4.55m. It is accessed off High March Close and has its own office, workbench and stores & toilet block. The office accommodation is fitted to a high standard and the workshop & mezzanine space is serviced from a new electric roller shutter door (3.3m x 4.2m height) and heated by a new gas fired blower unit. The yard has a concrete loading access and tarmac parking for up to 8 vehicles.

Two-Storey Office:

Ground Floor.

Reception & 3 Offices 1,025 sq. ft. (95.26 sq. m.)

Disabled Toilet -

First Floor.

3 Offices & Kitchen 1,185 sq. ft. (110.13 sq. m.)

Ladies & Gents Toilets -

2,210 sq. ft. (205.39 sq. m.)

Workshop & Offices:

Ground Floor.

Workshop, canteen & toilets 3,500 sq. ft. (325.28 sq. m.)

Mezzanine Stores 820 sq. ft. (76.04 sq. m.)

Reception & 3 Offices 1,815 sq. ft. (168.68 sq. m.)

First Floor.

4 Office/stores. 1,815 sq. ft. (168.68 sq. m.)

Kitchen & Toilets -

7,945 sq. ft. (738.68 sq. m.)

Total Internal Area 10,155 sq.ft. (943.77 sq. m.)

SERVICES

All mains services are connected to the property. Electric and water is separately metered. Gas will be sub-metered if let in separate parts. A Gartec Aritco 400Kg/5 person platform lift provides access to the first floor in the office premises.

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LEASE & RENT

The property is available on a new full repairing and insuring lease for a minimum term of 5 years. Rent/s available on request.

BUSINESS RATES

The property is to be separately assessed for business rates.

EPC

The property has a rating D87.



Contact & Viewing

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