

02476 450045

**14 SOPWITH WAY, DRAYTON FIELDS,
DAVENTRY, NN11 8PB.**

WORKSHOP/WAREHOUSE WITH OFFICES

TO LET



GROSS INTERNAL AREA 22,142 SQ. FT. (2,058 SQ. M.)

8 Miles from J16 M1 Motorway

Town Centre 2 mile distance

Modern High Specification Unit

Frontage Car Park & Rear Secure Loading Yard

Two-Storey Integral Offices

02476 450045

LOCATION

Sopwith Way is an established Industrial estate two miles to the north of Daventry town centre, accessed from the A45 & A361/A425 ring road. J16 of the M1 motorway is 8 miles distance at Upper Heyford. The M45 is 7 miles north-west at Dunchurch.

DESCRIPTION

The property was constructed 20 years ago around a steel portal frame to an eaves height of 6.25 m. The front elevation is full height brick cavity work with sand coloured detailing around double-glazed windows of the two-storey office block. Side and rear elevations have brick and block walls to minimum 1.75 m height and insulated profile metal cladding above. There are two electric roller shutter loading doors (5.0 m height x 5.0 m width) at the rear of the workshop.

Office accommodation has suspended ceilings with light boxes, three-compartment skirting trunking, gas central heating radiators and carpeting. The workshop has a section concrete floor with power floated screed, sodium lighting, hot air heaters, down draft fans, three-phase power distribution to the perimeter and overhead buzz-bars and compressed air pipes.

The forecourt is surfaced in Tarmac and has 13 marked parking spaces. The rear yard has concrete aprons in front of loading doors, with the remainder surfaced in Tarmac with space for a minimum of 20 vehicles and HGV turning.

Premises:

Two-Storey Office: Ground Floor	1,995 sq. ft. (185.64 sq. m.)
First Floor	1,995 sq. ft. (185.64 sq. m.)
Workshop/Warehouse	17,785 sq. ft. (1,652.69 sq. m.)
Staff Kitchen Mezzanine	425 sq. ft. (39.62 sq. m.)
Total Gross Internal Area	22,200 sq. ft. (2,064.00 sq. m.)

SERVICES

All mains services are connected. The building has a high capacity 3-Phase electric supply. The workshop is heated by a floor standing Combat gas fired 82 Kw blower & two suspended Powrmatic blower units.

BUSINESS RATES

Rateable Value	£89,000
Business rates payable 2020/2021	£45,568

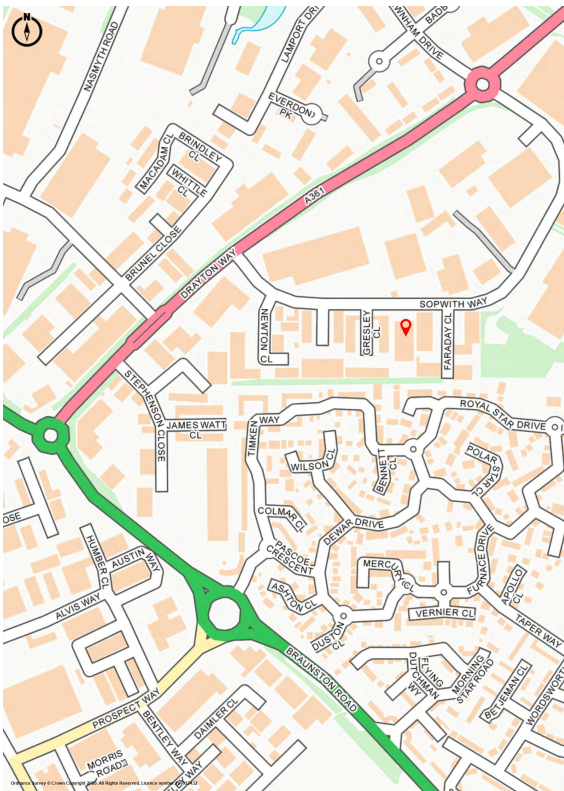
LEASE

The Property is available on a full repair and insurance lease for a 10 year term at a rent of **£130,000 per annum** exclusive.

EPC

C59

02476 450045



Contact & Viewing

Drake Howard Property Limited

4 Leofric Court Progress Way
Binley, Coventry, CV3 2NT

Martyn Howard

martyn@drakehoward.co.uk

Tel: 02476 450045

Drake Commercial

The South Wing

1 Cheyne Walk

Northampton, NN1 5PT

Tom Drake

tomdrake@drakecommercial.co.uk

Tel: 01604 620616

IMPORTANT NOTICE. These property particulars are provided for guidance purposes only and while the details are believed to be correct their accuracy is not guaranteed and do not constitute an offer or contract or warranty.

Drake Howard Property Limited for themselves and for the vendor or lessor for whom they act as agent further stipulate all descriptions dimensions references to condition and necessary permissions for use and occupation and all other information including but not limited to tenure and tenancies service installations and equipment business rates and tax should not be relied upon and prospective purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No employee of Drake Howard Property Limited has any authority to make or give any representation or warranty in relation to the property.

www.drakehoward.co.uk

Email: office@drakehoward.co.uk