



Warehouse LED lighting



9 dock level loading doors



3 level access loading doors



Up to 45m yard



5 EV charging stations



58 car parking spaces potential for 88



Two storey fitted offices



Aiming for BREEAM Excellent



Aiming for EPC A



Fitted Transport Office

ACCOMMODATION		
	SQ FT	SQ M
Warehouse	87,670	8,145
Offices		
Ground Floor	5,957	553
First Floor	5,957	553
TOTAL	99,584	9,251





# **EPC**

Aiming for EPC A.

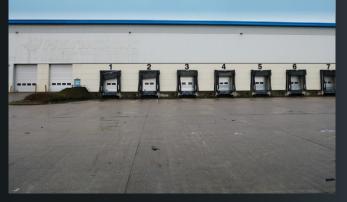
# **LEGAL COSTS**

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

## VAT

May be chargeable at the current rate.







# TENURE/TERMS

The property is available on a new Full Repairing and Insuring lease on terms to be agreed. Please contact the joint agents for further details.

# RATEABLE VALUE

Rateable Value: £575,000. Rates Payable £313,950.

# **BUSINESS RATES**

All parties should make their own enquiries with the Local Billing Authority.

## PLANNING

The building is suitable for planning use classes B2, B8 and E(g)(iii) which covers light industrial, general industrial and storage and distribution.

# **ANTI MONEY LAUNDERING**

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.



Daventry is located 19 miles south east of Coventry and 15 miles west of Northampton. Daventry Rail Freight Terminal (DIRFT) is 6 miles north. Apex Park is situated 1 mile north of Daventry Town Centre with excellent access

to the M45 circa 7 miles and J16 M1 circa 9 miles.

90% of the total population of the UK lives within a 4.5 hour drive time.







# Sat Nav: NN11 8UG /// diplomas.skews.circling



# **Viewings**

To view or for further information please contact:

# **CBRE**

0121 616 5555

www.cbre.co.uk

# ILP PARTNERS INDUSTRIAL & LOGISTICS PROPERTY 0121 726 0001 www.ilpp.co.uk

# **Peter Monks**

1:07766 504989

E peter.monks@cbre.com

# **Joshua Dennis**

1:07900 737034

E josh.dennis@cbre.com

# **Myles Wilcox-Smith**

T: 07880 788345

E: mwilcox-smith@ilpp.co.uk

# **Richard Ludlow**

T: 07836 766167

E: rludlow@ilpp.co.uk

IMPORTANT: While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. February 2025.