

Daventry 99

Apex Park, Fawsley Drive, Daventry NN11 8UG

 diplomas.skews.circling



To Let Industrial/Warehouse Unit
99,584 sq ft (9,251 sq m)

UNDER
FULL
REFURBISHMENT
PC Q3 2025



SPECIFICATION



10% PV array/132 kWp



Warehouse LED lighting



9 dock level loading doors



3 level access loading doors



Up to 45m yard



5 EV charging stations



11m eaves



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

Daventry 9

Apex Park, Fawsley Drive, Daventry NN11 8UG



amazon

To M45/M1
north - 7 miles →

A45



A45

CNH



← To J16 M1 - south 9 miles
Daventry Town Centre



wetherspoon



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.

LOCATION

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
T: 07766 504989
E: peter.monks@cbre.com

Joshua Dennis
T: 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.