

10 BADBY PARK

Daventry | Northamptonshire | NN11 8YT



Detached
self-contained



0.9 acre site



5.98m eaves and
7.97m apex



Located within the
Golden Triangle

10,489 sq ft detached warehouse/showroom with parking
and external storage in a prime Golden Triangle location.

FOR SALE / TO LET



Description

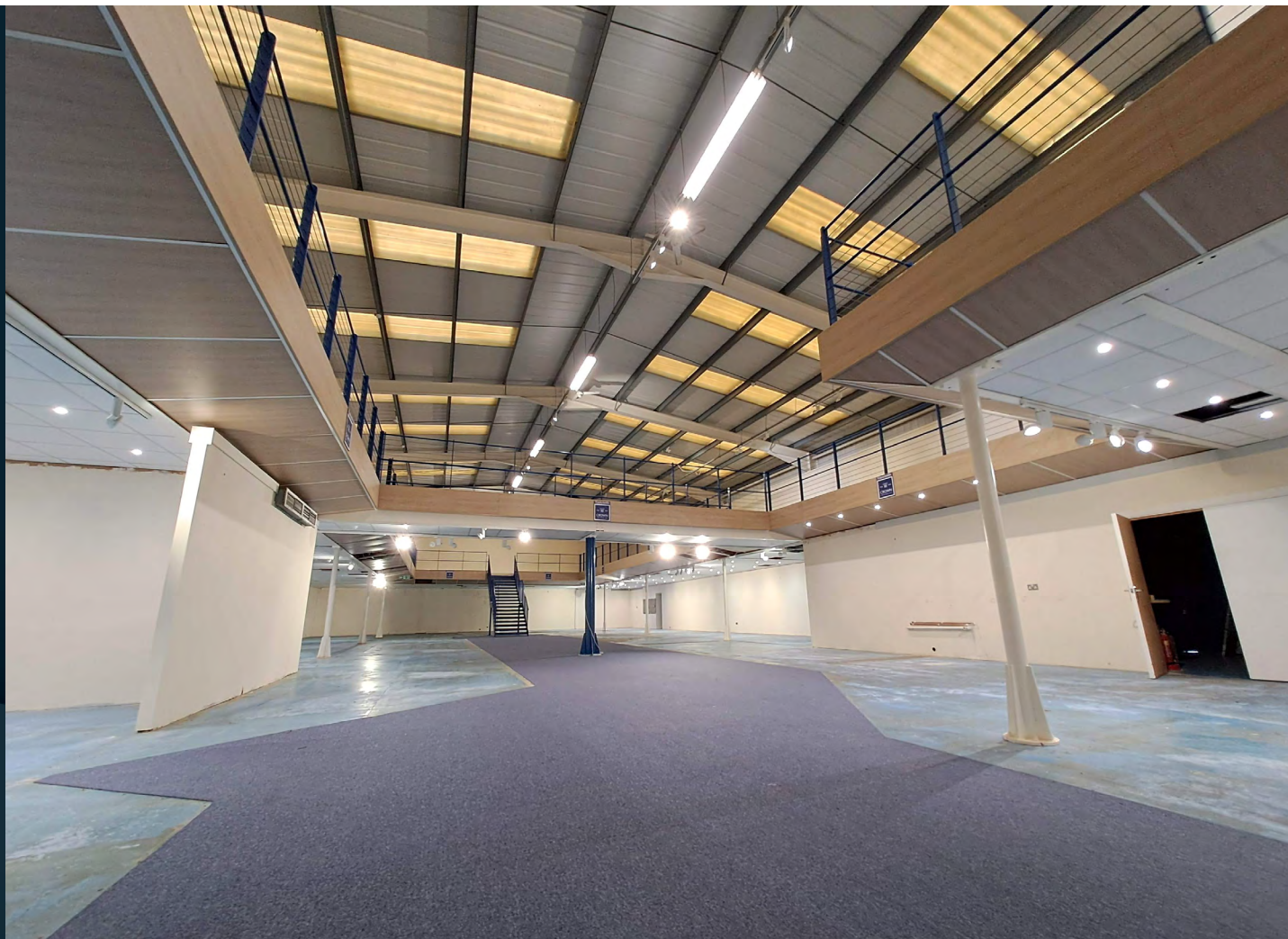
Unit 10 Badby Park is a self-contained detached building on a 0.9 acre site which comprises external storage and parking to the front. Currently the premises is configured as a showroom with office content to the first floor. The property benefits from a roller shutter to the front and internal apex of approx 8m.

Profile sheet cladding with part brick elevations. Internally the property benefits from LED lighting to the warehouse, canopy entrance and reception and office content on the ground and first floors.

The mezzanine / showroom areas can be removed by negotiation.

EPC

Available upon request.



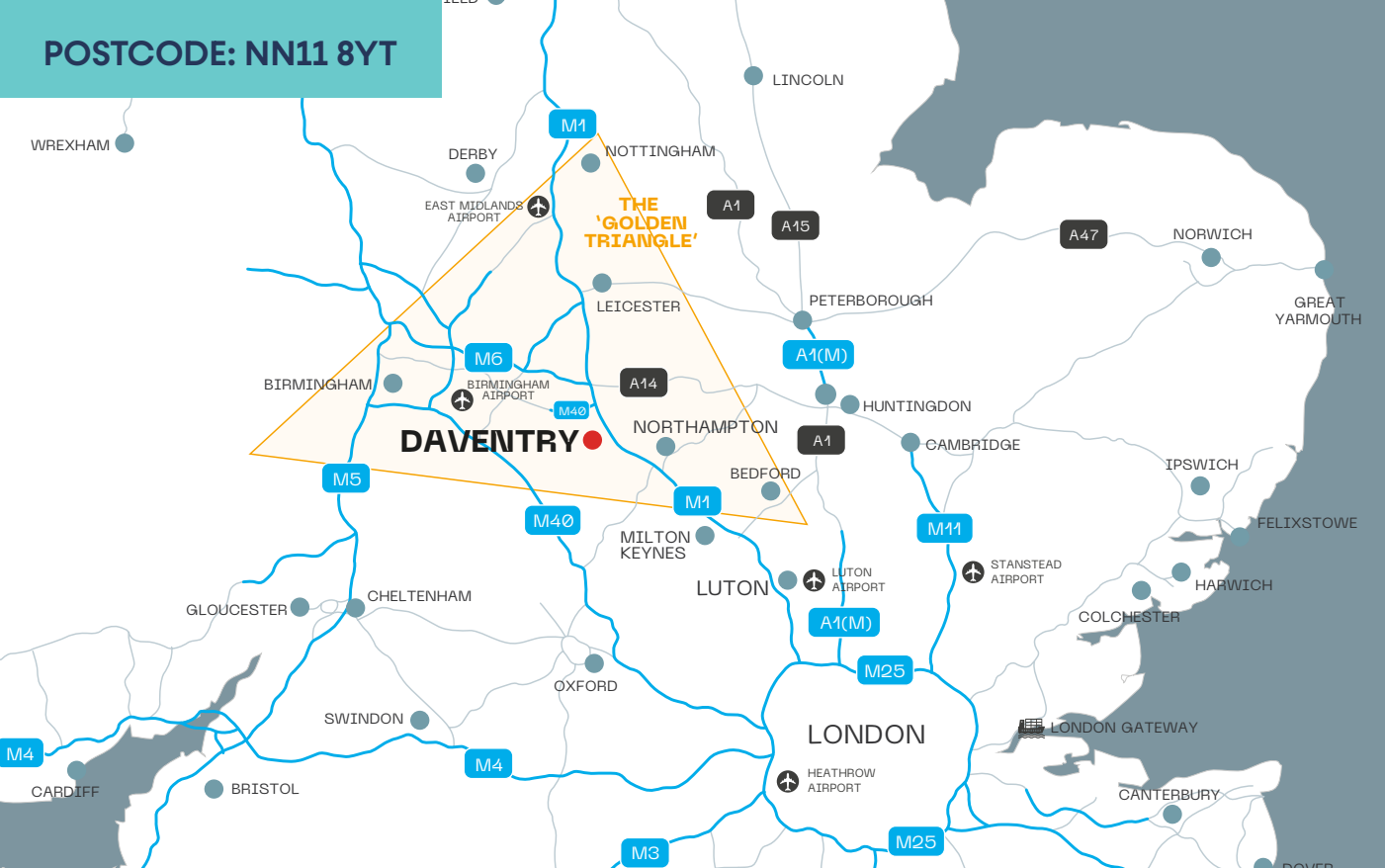
Accommodation

Ground floor	9,569 sq ft
First Floor	914 sq ft
Total	10,489 sq ft*

* Floor areas exclude the mezzanine floors



POSTCODE: NN11 8YT



Location

Excellent connectivity to the national motorway network, with direct access to the A45 and onward links to Junction 16 and Junction 18 of the M1 motorway, together with the M45, M40 and A5 trunk road. Located within the 'Golden Triangle', providing efficient access to London, the Midlands and wider national distribution networks. Approximately 10 miles from the M1/M6/A14 Catthorpe Interchange.

Close proximity to Daventry Retail Park and local roadside amenities along Sopwith Way and Drayton Way, providing convenience retail and food provision for occupiers and staff.

Situated within one of the Midlands' most established industrial and distribution locations.



Business Rates

The rateable value is £86,000. For the rates payable please contact us or www.voa.gov.uk

Terms

The freehold is available with vacant possession.

Quoting Price

The guide price is £1,500,000 + VAT.

Viewing

For viewing and further information please contact the sole agents:



EAMON KENNEDY

07887 835 815

Eamon.Kennedy@eddisons.com

PAUL QUY

07917 268 653

Paul.Quy@eddisons.com

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 07/26