



TO LET

**Ashtree House, Sopwith Way
Daventry NN11 8PB
Offices available from £5,400 pax**

- Serviced Office Accommodation
- Industrial Estate Location
- Class E Use,
- NIA: 301.37 sq m (3,244 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

Situated on the junction of Gresley Close and Sopwith Way, which is the main throughfare on Drayton Fields Industrial Estate.

Daventry is market town of approximately 30,000 population, lying 13 miles west of Northampton and, 7 miles northwest of J16 of the M1 motorway.

Description

The property is two-story purpose-built office building, of steel portal frame construction, with brick outer-facing walls and profile clad roof.

The office suites available benefit from wall mounted perimeter trunking, suspended ceilings, inset LED lighting, radiator central heating, and air-conditioning. Each of the units has 2 parking spaces allocated.

Office suites 1 and 2 are on the ground floor and accessible via the main lobby.

Office units 3 and 4 are available on the first floor via a staircase in the main lobby.

Services

We understand that mains electric, water and drainage services are connected to the premises.

Interested parties are advised to make their own enquiries as to their condition.

Accommodation

Please note that the areas noted are preliminary and subject to change upon final inspection of the renovated spaces.

Energy Performance Certificate

The property has an energy rating of 62(C). The certificate expires May 2034.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Business Rates

More information is available upon request.

Tenure

The units are available by way of new leases on terms to be agreed at commencing rates detailed below:

Office suite 1: £5,400 per annum
Office suite 2: £9,000 per annum
Office suite 3: £5,400 per annum
Office suite 4: £9,000 per annum

Service Charge

There is a service charge payable for the upkeep of the common parts, maintenance etc.

The annual service charges payable are to be estimated and more detail will be available upon request.

Legal Costs

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

Value Added Tax

The property is elected for VAT and VAT will be charged on the rent and the service charge at the prevailing rate.

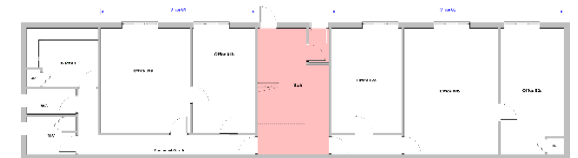
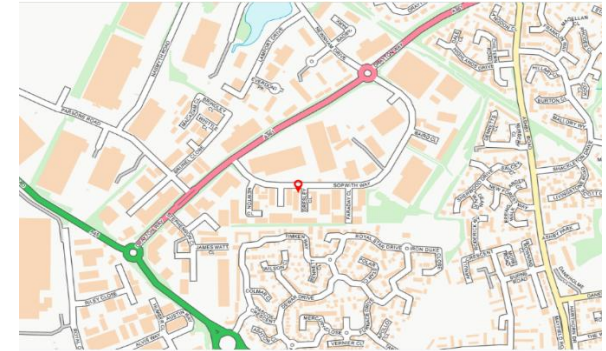
Viewing

Strictly and only by prior arrangement through the sole agents:

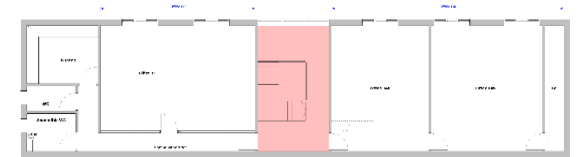
George and Company (Surveyors) Ltd
62 Regent Street
Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



Proposed Ground Floor Plan



Proposed First Floor Plan