



OFFICE SPACE TO LET

12A NEWLANDS

Daventry, NN11 4DU

First floor office in Daventry Town Centre adjacent to Newlands Car Park. Ideal for a new start up business or a small established business seeking Town Centre Office Space.

- Open Plan Office with separate kitchen and WC facilities
- Available on a new Lease with terms to be agreed
- NIA approximately 495 sq. ft. (46 sq. m.)
- £6,000 per annum exclusive



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davidcosby.co.uk

 **DAVID COSBY**
CHARTERED SURVEYORS

12a Newlands

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Description

The property comprises a first-floor office unit with separate kitchen and WC facilities. The property has been measured in accordance with the RICS code of measuring practice. Approximate Net Internal Areas are as follows:

Accommodation:	Sq. ft.	Sq. m.
Office & Kitchenette	495	46
TOTAL NIA	495	46

Location

Daventry is a busy market town in West Northamptonshire with a number of industrial estates and business parks with important logistics and distribution centres containing high-profile companies such as Fords, Cummins, Amazon etc. The town is located on the A45 trunk road between Northampton (approximately 10 miles) and Coventry (approximately 17 miles). Convenient access to the national road network is via the M1 motorway towards the south at Junction 16 (approximately 7 miles) or at junction 18 for the north (approximately 8 miles).

The property is located next to the Newlands car park and in close proximity are Argos, Aldi, Boots, Waitrose, Specsavers and the main Post Office.

EPC

Rating D - 18.06.22

Rent

£6,000 per annum exclusive.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. A 3-month rent deposit is required.

VAT

All prices quoted are exclusive of VAT which is not currently chargeable.

Business Rates

Interested parties are advised to contact the Local Authority (address below) for information on the rates payable. The previous tenant successfully applied for small business rate relief.

Local Authority

West Northamptonshire - Daventry Area, Lodge Road, Daventry, Northants, NN11 4FP.
Tel: 0300 1267000.

Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Utilities

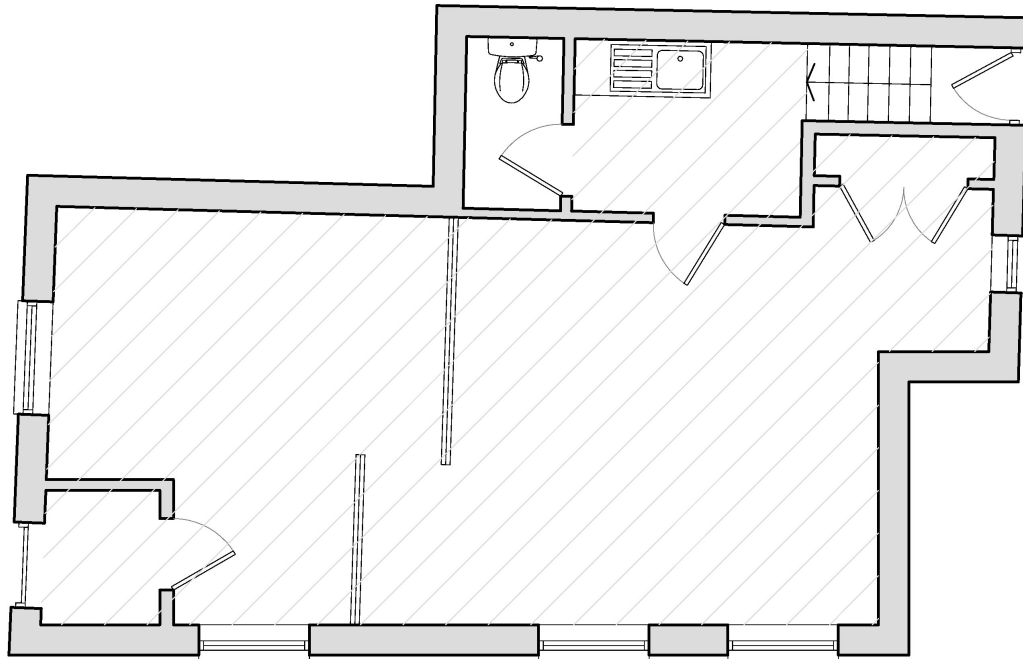
We are advised that mains water, drainage and electricity are connected to the property and that the Tenant will be responsible for the payment of all services from the date of access. Interested parties are advised to commission their own surveys to ensure that services are suitable for requirements.

Viewings

Strictly by appointment through David Cosby Chartered Surveyors



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Important Notice

Please note that these particulars are set out as a general outline only, for the guidance of potential purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. Any potential purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. David Cosby Chartered Surveyors shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Visit us online
davidcosby.co.uk

David Cosby Chartered Surveyors

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