



OFFICE PREMISES FOR SALE

Heritage House
Unit 1 Station Close, Daventry, NN11

OFFERS INVITED IN THE REGION OF £375,000

Located within a small retail and industrial estate in Daventry town centre and comprising a brick built two storey office premises, with pitched profiled steel roof. The unit layout currently consists of a front entrance porch and central hallway, four offices to the ground floor with two further offices and a large meeting room to the first floor. There are WC facilities on both floors with a small kitchenette to the ground floor. Parking is available to the front of the premises with additional parking on a nearby adjacent plot.

- Freehold
- Two storey office premises with car parking
- GIA 200sqm 2153sqft
- No VAT payable
- Small retail and industrial estate
- Convenient location in Daventry town centre



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 **DAVID COSBY**
CHARTERED SURVEYORS

Heritage House

Unit 1 Station Close, Daventry, NN11 4FJ

Price

Offers invited in the region of £375,000
(There is no VAT payable)

Description

The property is located within a small retail and industrial estate in Daventry town centre and comprises a brick built two storey office premises, with pitched profiled steel roof. The unit layout currently consists of a front entrance porch and central hallway, four offices to the ground floor with two further offices and a large meeting room to the first floor. There are WC facilities on both floors with a small kitchenette to the ground floor. Parking is available to the front of the premises with additional parking on a nearby adjacent plot.

Accommodation:	Sq. ft.	Sq. m.
Ground Floor GIA	1098	102
First Floor GIA	1055	98
TOTAL GIA	2153	200

Location

Daventry is a busy market town in West Northamptonshire with a number of larger industrial estates and business parks situated on the outskirts of the town with important logistics and distribution centres for high profile companies such as Ford, Cummins and Amazon. The town is conveniently located on the A45 between Northampton and Coventry with good access to the motorway network at Junction 16 of the M1. Mainline railway services are available at Rugby and Northampton.

Tenure

Freehold

VAT

VAT not applicable

EPC

Rating E

Utilities

We are advised that all mains services are connected to the property including mains water, drainage, gas, and electricity. Interested parties are advised to commission their own survey to ensure services are suitable for requirements.

Business Rates

Interested parties should make enquiries of the Valuation Office Agency to establish the current ratable value for the premises.

Planning

We understand the property has planning permission for Use Class E. Interested parties are invited to make their own enquiries via West Northamptonshire Planning Department on 0300 1267000.

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.

Viewings

Strictly by appointment through the sole agents
David Cosby Chartered Surveyors
t:01327 361664 e:enquiries@davidcosby.co.uk



A two-storey office premises located in Daventry Town centre with six good sized offices, car parking, WC facilities on both floors, and a large meeting room.





FIRST FLOOR GIA = 98 sqm (1055 sqft)

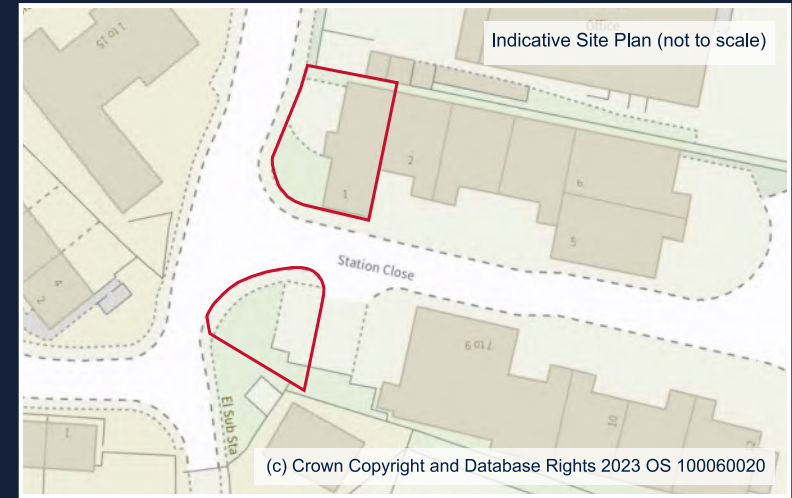


GROUND FLOOR GIA = 102 sqm (1098 sqft)

Heritage House,
Unit 1
Station Close
Daventry
NN11 4GD

Approximate GIA = 200 sqm (2153 sqft)

David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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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 where applicable:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.

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Visit us online
davidcosby.co.uk

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