

**FOR  
SALE**

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- › Modern Portal Frame Warehouse
- › Low Site Density / Large Externals
- › Prime Location
- › Excellent Access to the M1

**RARE FREEHOLD OPPORTUNITY**

**LAMPORT DRIVE  
HEARTLANDS BUSINESS PARK**

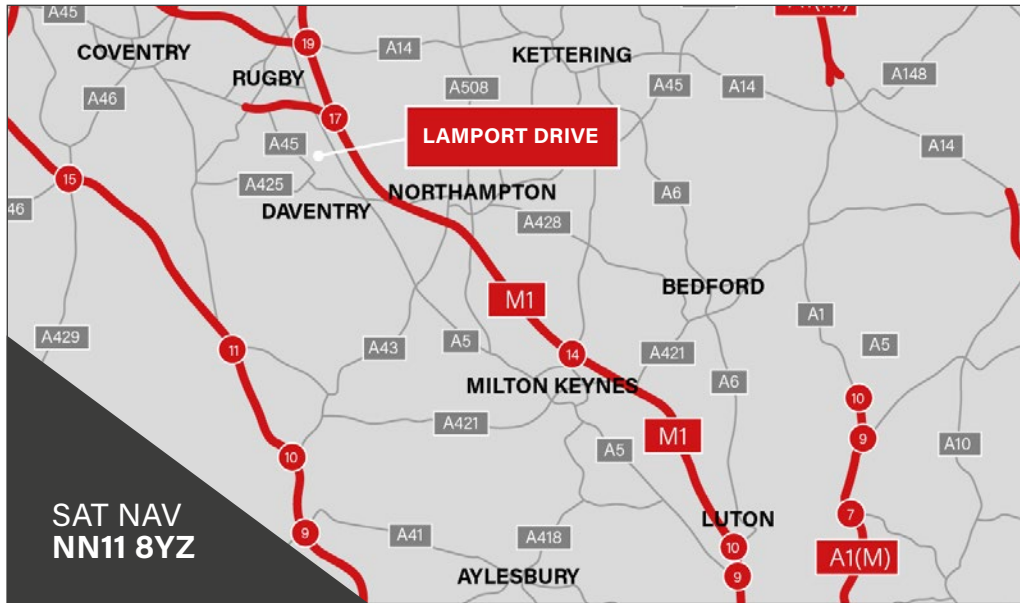
DAVENTRY, NN11 8YZ

**13,646 SQ FT (1,267.75 SQ M)**

**ON A SITE AREA OF 1.124 ACRES**

**DETACHED SELF-CONTAINED WAREHOUSE PREMISES**

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## ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	9,830	913.24
Ground Floor Office	1,908	177.26
1st Floor Office	1,908	177.26
<b>Total</b>	<b>13,646</b>	<b>1,267.76</b>

## LOCATION

The property is located on Lamport Drive which forms part of the established Heartlands Business Park in Daventry. The property benefits from excellent motorway connections with access to Junction 16 and 18 of the M1, approximately 6 and 9 miles respectively.

- > **M1 J16** - Approx 6 miles
- > **M1 J18** - Approx 9 miles

## DESCRIPTION

The premises comprise a detached, modern, steel portal frame warehouse, offering the following specification:

- > Double storey office accommodation
- > 6m minimum working height (to warehouse)
- > 1 x level access loading door
- > Secure loading yard
- > LED Lighting throughout the building
- > Part air conditioning in offices
- > External car parking

**SITUATED ON THE ESTABLISHED HEARTLANDS BUSINESS PARK IN DAVENTRY**





### PRICE

Price on application

### RATEABLE VALUE

Rateable Value: £63,500

Rates Payable: £34,671 per annum

### VAT

Applicable. VAT will payable on the purchase price

### EPC

Upon enquiry

### LEGAL FEES

Each party to bear their own costs

### MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

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FOR VIEWINGS  
**CONTACT  
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