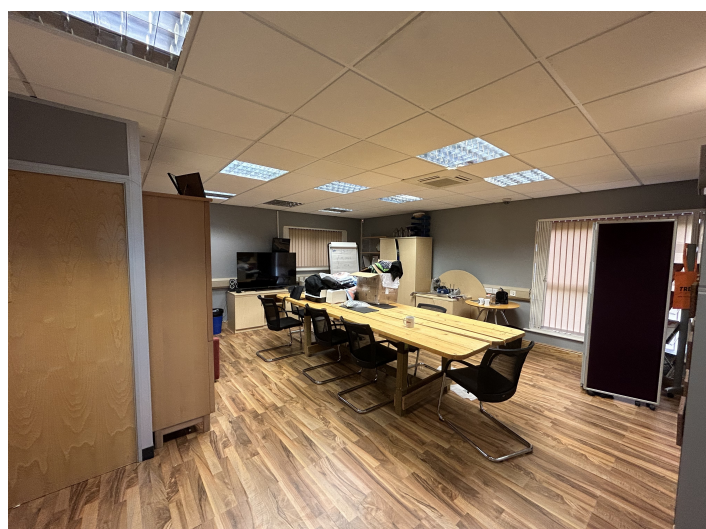


For Sale

Modern Self-Contained Office Building

Unit 14 Cottesbrooke Park
DAVENTRY NN11 8YL



- Freehold opportunity
- Accommodation of 1805 sq ft (167.69 sqm)
- Finished to high specification throughout
- Allocated car parking spaces
- Alternative Courtyard Setting

For Sale Guide Price £225,000

Location

The property is located within a courtyard development of modern office buildings situated within the Heartlands Business Park. There is good access from the premises to the A361 Drayton Way which forms part of the Daventry ring road system and connects with the A45.

The surrounding locality comprises a mixed range of commercial premises to include several office developments. A number of prominent companies have established businesses situated upon the Estate to include Cummins, J D Wetherspoon and Hankook Tyres.

Accommodation

The premises comprise a modern, two-storey office building of traditional brick construction standing beneath a pitched, tiled roof. The accommodation comprises a combination of open plan and cellular offices at both ground and first floor levels together with kitchen and WC/s facilities.

The offices have been finished to a high specification throughout to include heating/comfort cooling. A good level of natural light is provided through double-glazed windows incorporated within the principal elevations whilst additional artificial lighting is incorporated within the suspended ceiling.

Externally, there are a number of allocated car parking spaces provided immediately to the front of the property together with additional overflow car parking situated nearby.

Areas

	Sq Ft	Sq M
Ground Floor	708	65.77
First Floor	1,097	101.91
TOTAL	1,805	167.68

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price

Guide Price £225,000

Terms

The premises is available freehold with vacant possession.

Business Rates

The property is currently rated separately between ground floor and first floor. The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value:

Rates Payable:

Legal costs

Each party is responsible for their own legal costs incurred in the transaction.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Ground floor E - 104
First floor C - 70

Services

We understand that mains water, drainage and electricity are all connected to the premises although it should be emphasised that none of these services have been tested.

Viewing

To view and for further details please contact:

Charles Church - Underwoods
cc@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 783004

Jessica Scott - Underwoods
jscott@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604774146



[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Underwoods LLP
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: 01604 404 060
Web: [underwoods.co.uk](http://www.underwoods.co.uk)