

For Sale

Refurbished Offices

Oak House Royal Oak Way North
Royal Oak Industrial Estate Daventry NN11 8PQ



- Refurbished accommodation
- Located on popular Industrial Estate
- Rarely available freehold opportunity
- Includes car parking

For Sale Offers in the region of £250,000

Location

The premises are situated on Royal Oak Way North which forms part of the established Royal Oak Industrial Estate. There is good access to Daventry town centre which is situated approximately 2 miles south east of the subject premises and provides a wide range of local amenities.

The Royal Oak Estate comprises a combination of both industrial and office premises and is a popular location with a wide range of both local and national occupiers. A number of prominent companies have established businesses operating from the estate to include Amazon, Ford Motor Company and Volvo.

Accommodation

The property comprises a two storey office building of traditional brick construction standing beneath a flat, felted roof. Access is gained via an entrance fronting onto Royal Oak Way North which leads into a car park situated to the front of the subject premises.

Internally, the accommodation is provided over two floors and is accessed via an entrance incorporated within the front elevation. The internal layout comprises a number of cellular offices together with kitchen and WC facilities. The property has been refurbished in the recent past with a number of improvements carried out that include a new roof, new UPVC double glazed windows, upgraded kitchen and WC facilities and decorative improvements. These have created a modern working environment well suited to the buildings office use.

Areas

	Sq Ft	Sq M
Ground Floor	670	62.24
First Floor	665	61.78
TOTAL	1,335	124.02

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

Offers in the region of £250,000

Terms

The premises are available freehold with vacant possession.

Business Rates

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: £11,750

Rates Payable:

Legal costs

Each party is to be responsible for their own legal costs.

VAT

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

EPC

D (99)

Services

We understand that all mains services are available to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To view and for further details please contact:

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[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.

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