



FOR SALE

**Ashtree House, Sopwith Way,
Daventry NN11 8PB
Price: £360,000**

- Detached Purpose Built Office Building
- Industrial Estate Location
- Class E Use, suitable for alternative uses (STP)
- NIA: 301.37 sq m (3,244 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

Situated on the junction of Gresley Close and Sopwith Way, which is the main throughfare on Drayton Fields Industrial Estate..

Daventry is market town of approximately 30,000 population, lying 13 miles west of Northampton and, 7 miles northwest of J16 of the M1 motorway.

Description

The property is two story detached purpose built office building, of steel portal frame construction, with brick outer-facing walls and profile clad roof.

Cellular offices make up the majority of the ground floor area, with the first floor being open plan. The offices benefit from wall mounted perimeter trunking, suspended ceiling with inset LED lighting, radiator central heating and air -conditioning.

There is onsite parking for circa 8 vehicles.

Services

We understand that mains electric, water and drainage services are connected to the premises.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Accommodation

The accommodation on a net internal basis comprises:-

Ground Floor 155.03 sq m 1,669 sq ft
Including; reception, kitchen and 2 x WC

First Floor 146.36 sq m 1,575 sq ft
Including; server room, kitchen and WC

Energy Performance Certificate

An EPC has been requested and will be available on completion of a new lease.

Business Rates

The rateable value in the 2023 Rating List is £19,750 and the rates payable for the year 2023/24 are £9,855.25.

Planning

We understand that the premises has planning permission for Class E Use, but would be suitable for alternative uses (subject to planning)

Price

Offers are invited for the freehold interest with vacant possession at a guide price of £360,000.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Value Added Tax

VAT is not applicable on the sale price.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

62 Regent Street
Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

