

*UNITS 10 - 16*  
*ELDON WAY*  
*CRICK - J18 M1*  
*NN6 7SL*

**TO LET - AVAILABLE ON NEW LEASE**

Industrial / Warehouse Unit - To Be Refurbished

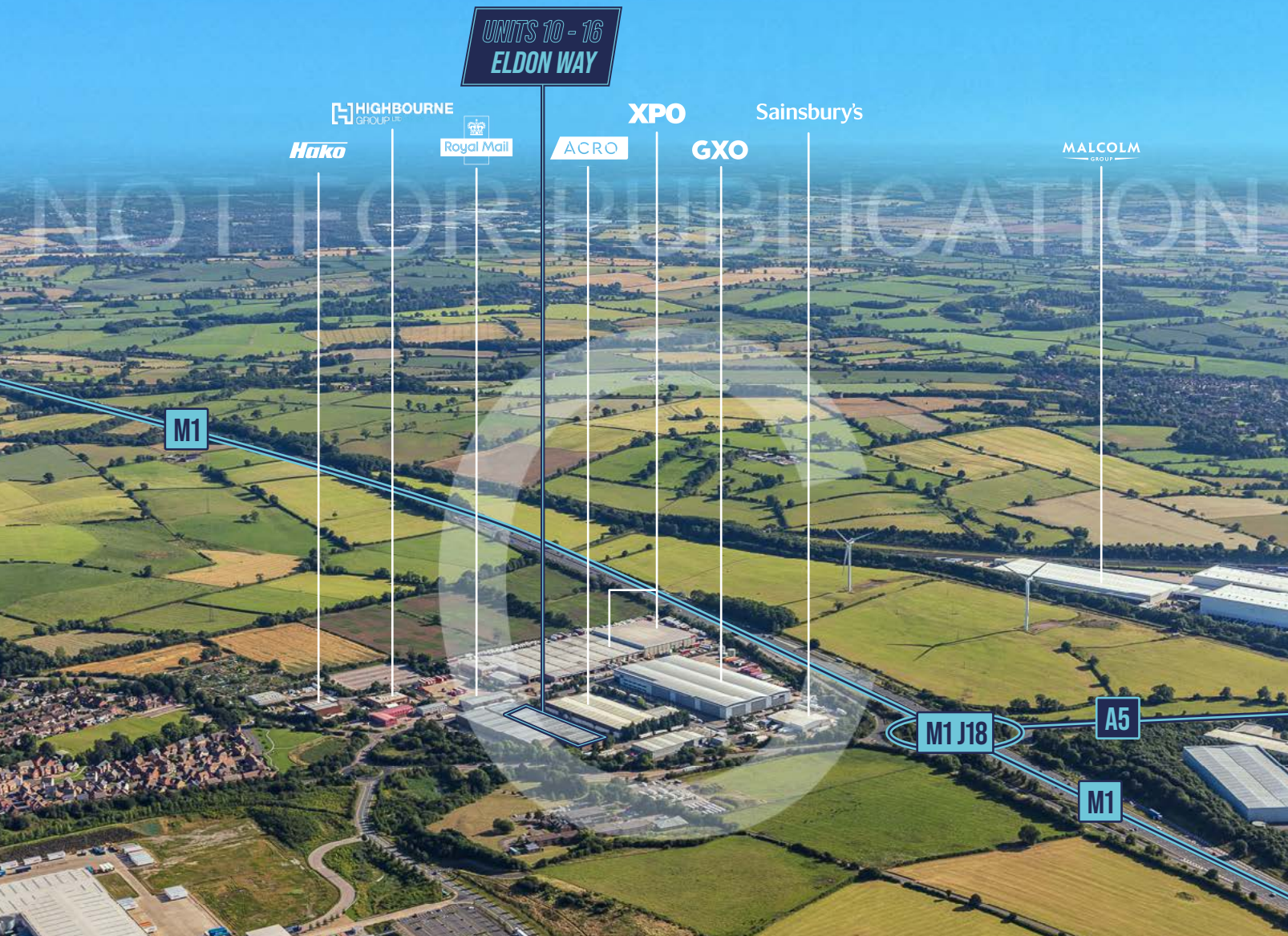
42,958 SQ FT (3,990.93 SQ M)

Potentially Available In Part, With Individual Units From Approximately 18,161 SQ FT & 24,797 SQ FT



**Units 10 - 16 Eldon Way** is a 42,958 Sq Ft semi-detached industrial / warehouse unit, which is to be fully refurbished. The property is of a concrete frame construction with brick-built elevations, a steel profile clad roof and two level access doors in total for each of the two separate loading bays.

It occupies a prime position on Crick Industrial Estate, fronting Eldon Way with J18 of the M1 less than 300m to the west, via the A428. The estate is home to a number of local, regional and national companies including, XPO Logistics, Culina, Sainsbury's, Tesco, GXO, CEVA, DHL, Hako Machines and Royal Mail.







Strategic Location



Translucent Roof Light Panels



Minimum Eaves Height Of 7.6m



Self-Contained Forecourt Yard



2 Level Access Loading Doors



Warehouse Separated Into 2 Separate Bays



2-Storey Office / Ancillary Block



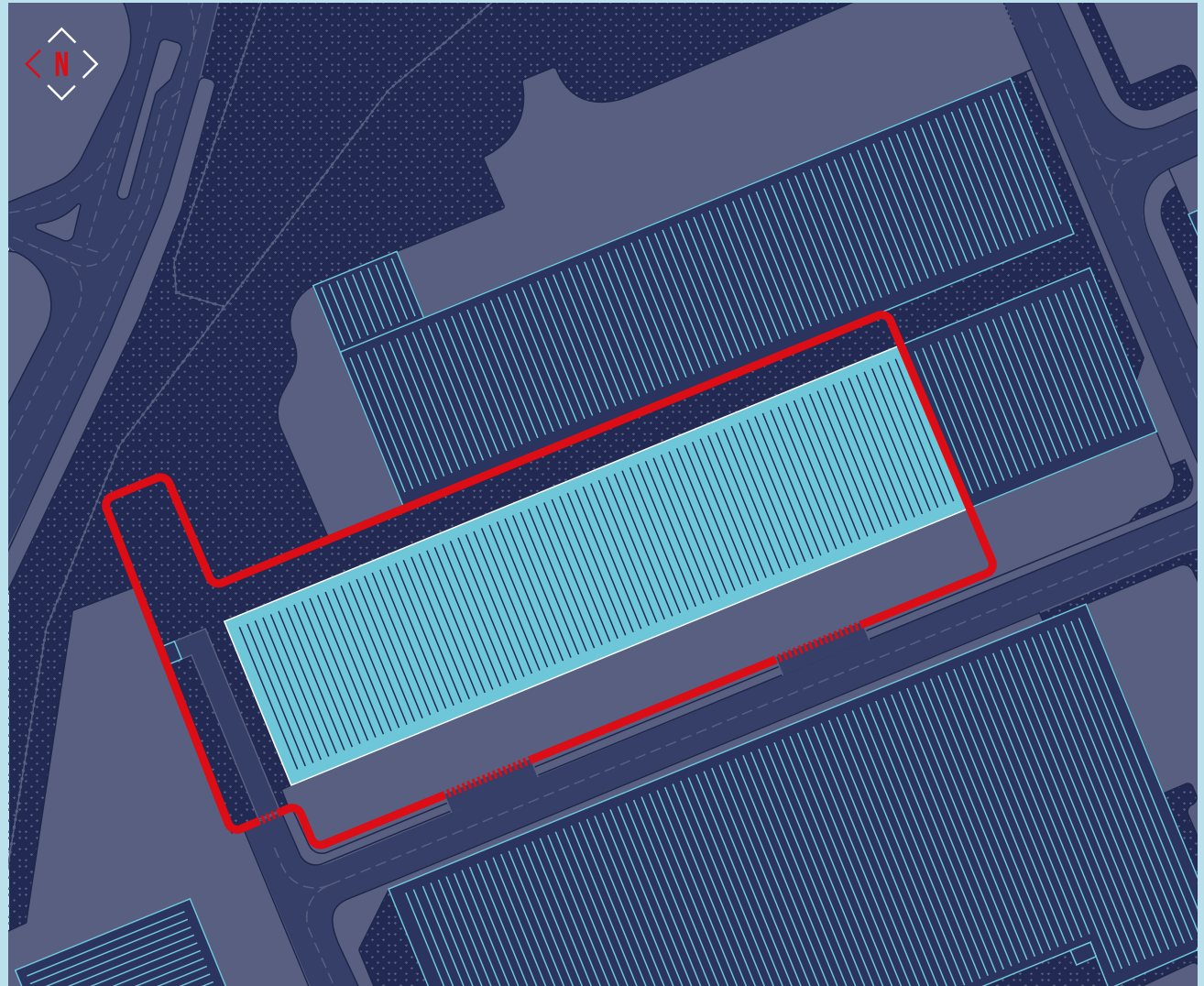
High Bay Lighting In The Warehouse



Dedicated Parking



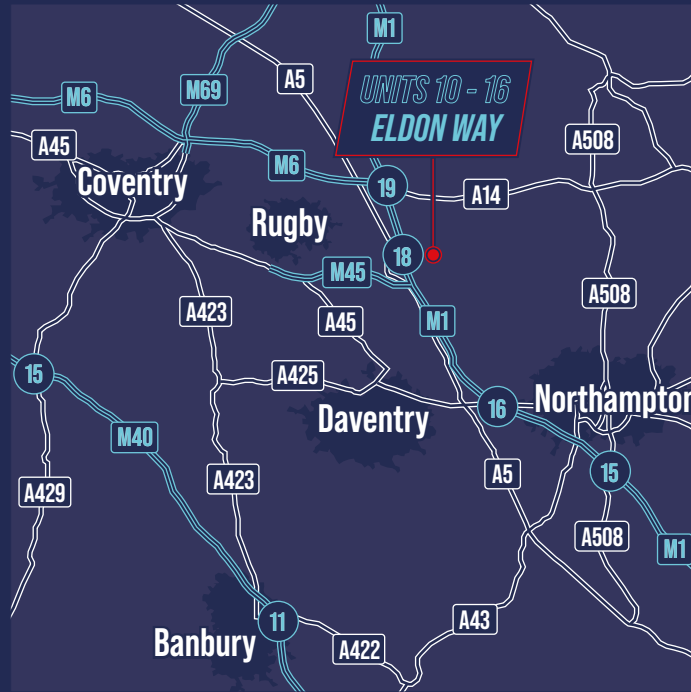
Male & Female WC's In Both Bays



### ACCOMMODATION (GIA)

Consideration may be given to letting the property in part with units of 18,161 sq ft and 24,797 sq ft potentially available.

UNIT	SQ FT	SQ M
Warehouse	41,876	3890.37
Two-Storey Office / Ancillary	1,082	100.52
<b>TOTAL</b>	<b>42,958</b>	<b>3,990.89</b>



## DRIVE TIMES

Source: Google Maps

M1 J18	1 Minutes	0.5 Miles
M6 / M1 J19	6 Minutes	4.9 Miles
Rugby	14 Minutes	5.9 Miles
Northampton	24 Minutes	17.1 Miles
Leicester	26 Minutes	22.2 Miles
Coventry	28 Minutes	22.7 Miles
M40 J15	35 Minutes	29.1 Miles
Birmingham	40 Minutes	38.6 Miles

## TERMS

The property is available as a whole by way of a new Full Repairing and Insuring lease on terms to be negotiated.  
Guide Rent: £300,000 per annum exclusive. Consideration may be given to letting in part.

## BUSINESS RATES

Rateable Value: £162,000  
The Uniform Business Rate for 2023/24 is 51.2p in the £.  
Applicants should satisfy themselves of these figures and further information is available through the local authority.

## SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage). None have been tested by the agents.  
All interested parties should make their own enquiries in this regard.

## EPC

The property has a current EPC rating of 70 within Band C. To be updated following refurbishment works

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS:

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