

INVESTMENT SALE

# OFFICE / WAREHOUSE BUILDING WELL SUITED FOR EITHER USE



Guide Price

**£1,000,000**

Long Standing  
'AAA' Tenant

9,530 Sq ft  
886 Sq m

3 Caxton Close  
Drayton Fields,  
Daventry NN11 8RT

**BROMWICH**  
**HARDY**  
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## INVESTMENT SUMMARY

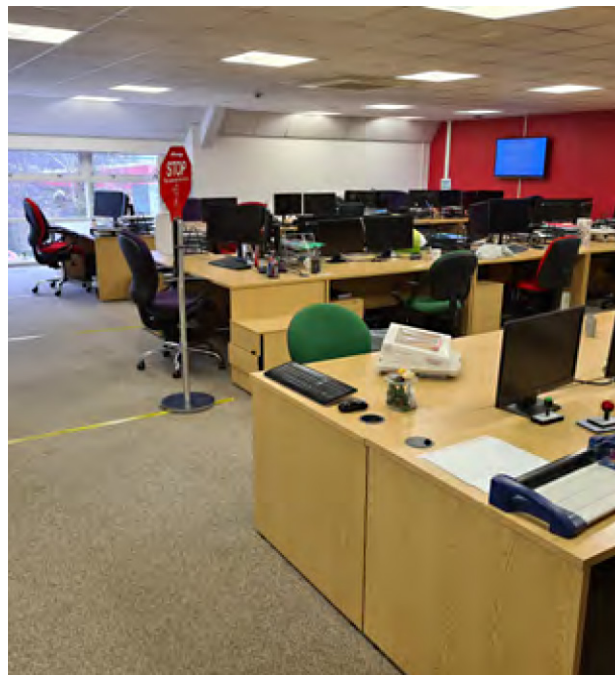
Let to Simply Conveyancing Property Lawyers Ltd.  
until September 2028 (4.5 years unexpired)

Current rent of £68,000 per annum

Offer sought in excess of £1,000,000, reflecting a net  
initial yield of 6.5%, allowing for the usual  
purchasers costs.

## KEY FEATURES

- Steel frame construction
- Metal clad and brick elevations
- Steel sheet roof with inset roof lights
- Large fenced yard / car park
- Canopy entrance
- Full height reception
- Double glazed windows
- Ground level loading door
- Gas fired warm air heater in the warehouse area
- Three phase electricity
- A mixture of open plan and partitioned offices
- Offices are carpeted with suspended ceilings  
and recessed lighting
- Ceiling mounted heating and cooling units
- Kitchen / break out areas
- Male and female WC's



# A well let investment property with a long standing 'AAA' tenant, situated on popular employment estate

## DESCRIPTION

The property was constructed as a high specification, business premises, suitable for office and warehouse use. It has been occupied by Simply Conveyancing Property Lawyers Ltd for more than 10 years, who use the property as their Head Office and have fitted it out accordingly.

The property comprises an end of terrace business premises, with two-storey office at the front and warehouse at the rear. Externally there is forecourt car parking, plus a large fenced yard area that is currently used as a car park.

## TENURE

The property is available for sale freehold.

## LOCATION

Daventry is located approximately 12 miles west of the county town of Northampton. It has good access to J16/M1, via the new link road and also J18 / M1, as well as the M45 and M40 motorways, plus the A5 trunk road.

Caxton Close is part of Drayton Fields Industrial Estate, which is regarded as one of the best employment areas in Daventry, located to the north of the town centre. Established surrounding occupiers include Brian James Trailers, Cummins and Ford.

## EPC

The property has a EPC rating of D80.

## LEGAL COSTS

Each party to be responsible for their own costs.

## ACCOMMODATION

Description	Sq m	Sq ft
Ground Floor Office & Ancillary	305	3,276
First Floor Office & Ancillary	283	3,046
Warehouse (Original)	298	3,208
Mezzanine Storage	95	1,025
<b>Total (NIA)</b>	<b>981</b>	<b>10,555</b>

## COVENANT

Simply Conveyancing Property Lawyers Ltd  
Company No. 06903831

The Tenant has a Creditsafe score of A and risk score of 76/100, with shareholders funds of £6,925,436.

## LEASE DETAILS

- The property is let to Simply Conveyancing Property Lawyers Ltd.
- The lease is for a term of 10 years, wef 6th September 2018.
- The lease expires on 5th September 2028, providing an unexpired term of approximately 4.5 years.
- The lease is inside the Landlord & Tenant Act 1954.
- The lease is full repairing and insuring.
- The passing rent is £68,000 per annum, which reflects a level of £6.44 psf.





## VIEWING

Strictly by appointment through the sole agents.

### Tom Bromwich

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 07718 037 150

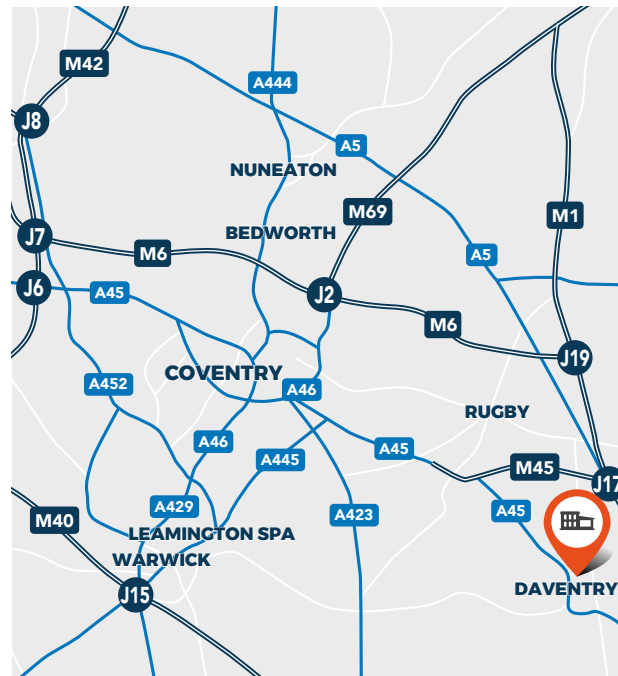
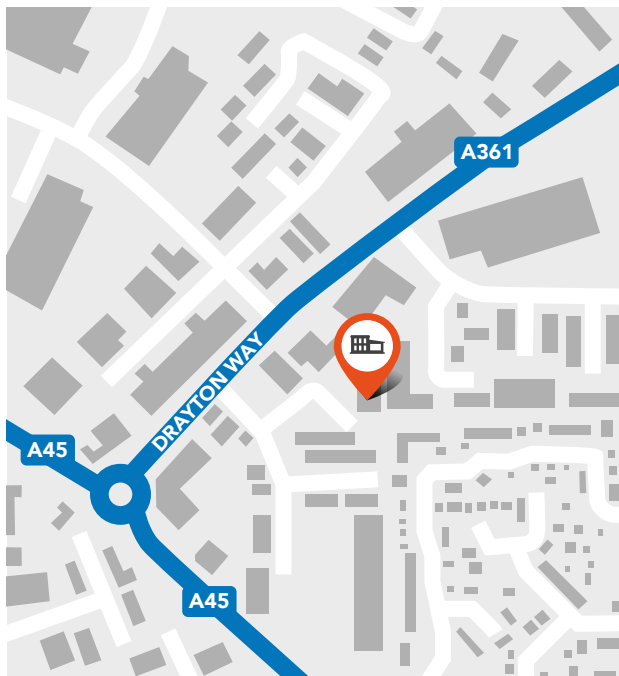
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