

Manor Farm

BARBY LANE | BARBY | CV23 8TD



A NEW DEVELOPMENT OF 6 HIGH QUALITY INDUSTRIAL UNITS

FROM 2,500 – 7,500 SQ FT (232.25 – 696.75 SQ M)

TO LET

- GOOD ACCESS TO THE A45, A5, M1 AND M45
- BRAND NEW HIGH QUALITY UNITS
- READY FOR IMMEDIATE OCCUPATION
- AVAILABLE BY WAY OF NEW LEASES



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DESCRIPTION

The first phase of the development will comprise 6 brand new industrial/warehouse units providing total space of 15,000 sq ft (1,393.53 sq m).

The units will be fitted to a good level of specification including:

- Ground floor office accommodation
- Kitchenette and WC facilities
- Minimum eaves height of 6 m
- Three-phase power
- PV solar panels installed to each unit
- EPC rating A
- Allocated car parking and loading area
- Up-and-over loading door measuring 4.0 m (w) x 4.5 m (h)
- Each unit benefits from allocated car parking and a shared yard area

ACCOMMODATION

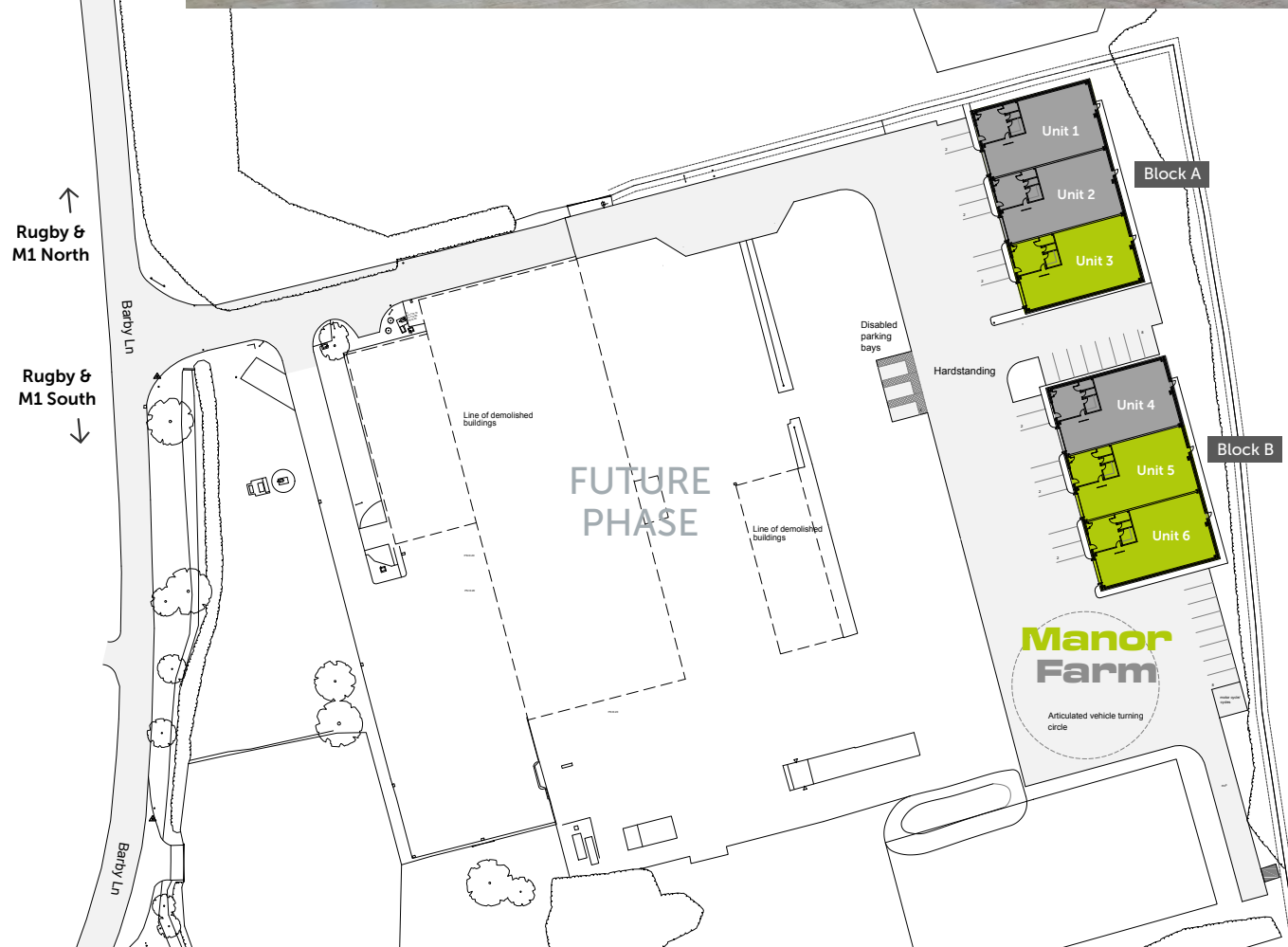
BLOCK A

Unit 1	2,500 sq ft	232.25 sq m	LET
Unit 2	2,500 sq ft	232.25 sq m	LET
Unit 3	2,500 sq ft	232.25 sq m	AVAILABLE

BLOCK B

Unit 4	2,500 sq ft	232.25 sq m	LET
Unit 5	2,500 sq ft	232.25 sq m	AVAILABLE
Unit 6	2,500 sq ft	232.25 sq m	AVAILABLE

Units are available individually or combined.



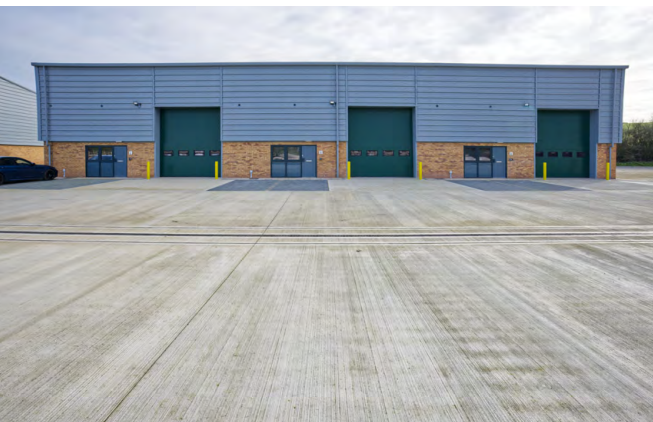
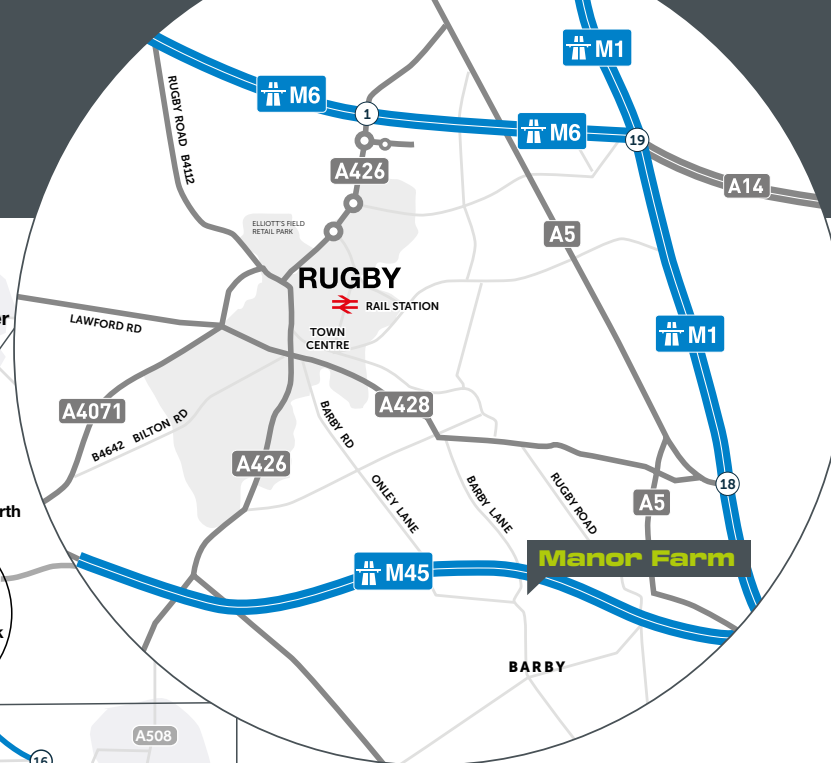
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LOCATION

The Manor Farm development is located on the northern edge of the picturesque village of Barby which is located approximately 5 miles north of Daventry in Northamptonshire.

Whilst the site is in a rural location, it is located within close proximity to the A45, which provides direct access to Rugby, the A5 which provides direct access into both Daventry, DIRFT and the surrounding area and also both the M1 and M45.



EPC

The units have an EPC Rating of 17 in Band A.

SERVICE CHARGE

Tenants will be required to contribute towards the cost of maintaining the communal areas by way of a service charge.

The service charge will be shared proportionately across the development.

BUSINESS RATES

The units have yet to be assessed for business rates purposes. Interested parties are invited to make their own investigations in this regard.

TERMS

Available by way of a new Full Repairing and Insuring lease on terms to be negotiated.

FURTHER INFORMATION

For viewing and further information, please contact the sole agents:



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