



# FOR SALE

**Ashtree House, Sopwith Way  
Daventry NN11 8PB  
Price: £325,000**

- 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

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 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
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## 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 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.

*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

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 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 £325,000.

## 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

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Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

