



THE DIE-PAT CENTRE

FOR SALE

INDUSTRIAL, WAREHOUSE
UNIT WITH OFFICES

48,625 sq ft
Site 3.7 Acres

The Die-PAT Centre
Broad March,
Daventry, NN11 4HE

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

INVESTMENT SUMMARY

Rare opportunity to purchase an industrial premises in the Golden Triangle

- For sale either with vacant possession or on a sale and leaseback basis
- Property suitable for warehousing, manufacturing or potential other uses (STPP)
- Benefits from 146 KVA
- Large yard and site area of approx. 3.7 acres
- On a sale and leaseback basis, Die Pat Ltd will offer a 10 year term with a 5 year break, at a rent of £350,000 per annum
- Freehold

Lorem ipsum

PROPOSAL

We are instructed to seek offers in excess of **£4,000,000**, subject to contract and exclusive of VAT.

A purchase at this level assumes a low capital value of **£82** per sq ft and (on a sale and lease back basis) a net initial yield of **8.21%**

Key features



6m to 7.5m Height to Eaves



3 Level Access Loading Door



Two Storey Office Space



Large Wrap Around Yard



Partial Mezzanine



Extensive Parking



Canteen and Kitchen Area



Superbly Located Site with Main Road Visibility



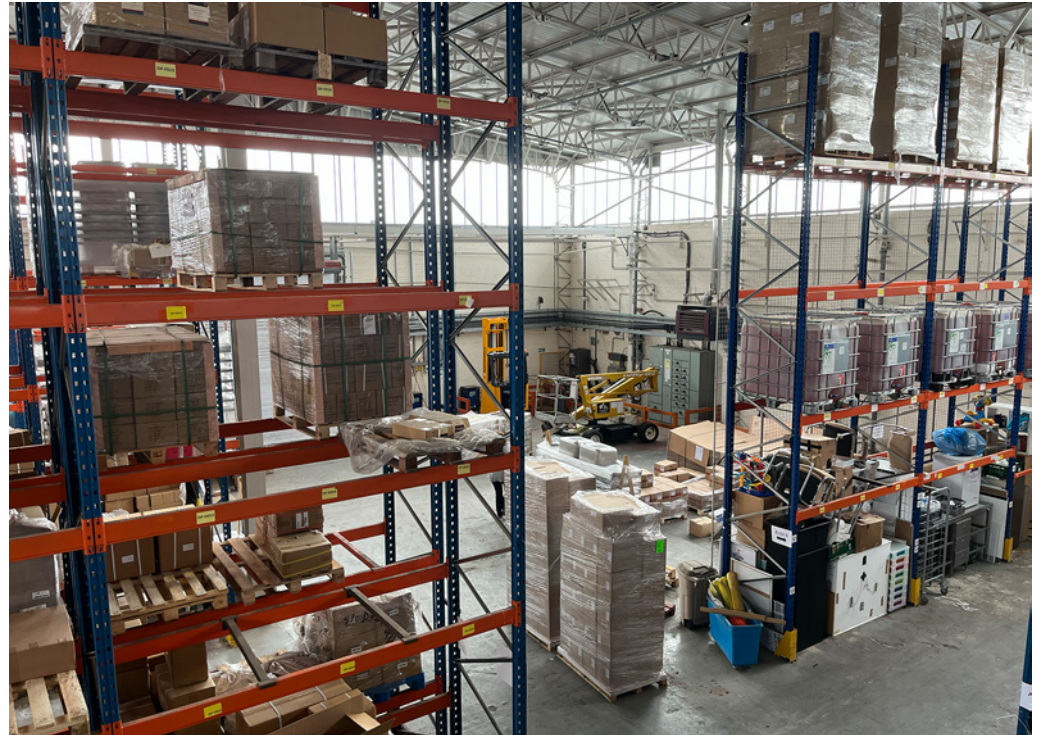
Less Than 1 Mile from Daventry Town Centre



10 Minutes from J16/M1, via NEW A45 Link Road

A rare redevelopment opportunity





LOCATION

Daventry is located approximately 12 miles west of the county town of Northampton and is centrally located in the 'Golden Triangle'.

It has excellent access to the M1, with links to both J16 via the new A45 link road, and J18 via the A361. In addition, the M45, M40, M6, A14 and A5 are all within easy reach.

The property itself is located on Broad March and is part of one of the most established industrial estates in the town, less than a mile from the town centre. The position is highly visible from the A425.



Edinburgh
Glasgow
Newcastle
Leeds
Manchester
Liverpool
Sheffield
Nottingham
Birmingham
Leicester
Northampton
Coventry
Swansea
Cardiff
London
Bristol
Southampton





DESCRIPTION

A RARE REDEVELOPMENT OPPORTUNITY

The property comprises a warehouse/industrial building, with front two storey offices and a large yard that wraps around the building.

The warehouse/industrial area comprises the original build and an extended part to the rear. The buildings are principally of steel frame construction with a trussed roof, metal clad elevations and a solid concrete floor. The eaves height ranges from 6m to 7.5m. There are 3 ground level loading doors.

The original building is largely full height, whereas the newer part has a large mezzanine first floor installed in the back section of the property.

There are also small side extensions which provide additional laboratory, workshop and storage space.

At the front, the two storey offices are brick built, with double glazed windows and flat roof. Internally there is a good sized reception area, WC's and kitchenette facilities. The offices are finished with carpets, suspended ceilings and inset LED lighting.



ACCOMMODATION

Description	Sq ft	Sq m
2 Storey Offices	8,613	800
Original Warehouse	16,542	1,537
Extension Warehouse	13,285	1,234
Extension Mezzanine	6,503	604
Ancillary Space	3,682	342
Total (GIA)	48,625	4,517

SITE

There is a loading to the side of the warehouses, with a large concrete yard to the rear of the site, together with an additional landscaped area, potentially suited to hard surface (STPP).

Further space is also offered in the car parking area to the front of the site.

FURTHER INFORMATION

TENANCY

The property is available with vacant possession or on a sale and leaseback basis on the following terms:

- New 10 year FRI lease to Die Pat Limited
- Rent: £350,000
- Tenant Only Break Option at the 5th Year
- Upwards Only Rent Review to Market Rent at the 5th year
- The vendor will consider excluding the landscaped area from the lease and granting rights of access across the yard

BUSINESS RATES

Rateable Value (2026) -
£186,000.

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.

VAT

This property is registered for VAT (Value Added Tax).

SALE PRICE

Offers in excess of
£4,000,000.

EPC

EPC Rating - D99

TENURE

The property is available for sale freehold.

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

Viewing



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