

ELDON HOUSE,
1 ELDON WAY, CRICK,
NORTHAMPTON, NN6 7SL



FOR SALE

INVESTMENT OPPORTUNITY- Eldon House is a two-storey office building with excellent car parking and superb access to Junction 18 of the M1.

7,716 SQ FT (716.83 sq m) approx.

40 Car Spaces (1:192 sq.ft)



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DESCRIPTION

A modern two-storey office building benefiting from prefinished profile sheet external elevations with powder coated aluminium casements under a pre-finished pitched roof.

The building benefits from air conditioning, suspended ceilings with inset LED lighting (PIR), double glazing and offers several executive offices together with open plan space.

KEY POINTS

- 40 Car Parking Spaces (1:192) SQ FT
- Recently let on a new lease
- Mixture of open plan and executive offices
- Air Conditioned
- LED Lighting
- 0.4 Acre site
- Double Glazed
- Potential TOGC available



LOCATION

Eldon House occupies a high-profile position on Crick Industrial Estate which is located adjacent to Junction 18 of the M1, close to the M1/M6/A14 interchange.

Daventry International Rail Freight Terminal (DIRFT) is close by with occupiers including Sainsbury, Tesco, Boohoo, Clipper, Dunelm and DHL.

Mainline rail services are available from Rugby with the fastest train to London taking 49 minutes and Birmingham only 28 minutes. Coventry and Birmingham International Airport are easily accessible.



TENURE/PRICE

Freehold – Guiding £795,000 subject to contract

A purchase at this price reflects a net initial yield of 9.22% (based on purchasers' costs of 5.18%).

COVENANT

Current Leaseholder: EP TEAM Events Limited (company no: 15385930)

Credit Risk: Below Average Risk

Delphi Score: 71/100

Company accounts can be found at: <https://find-and-update.company-information.service.gov.uk/company/15385930>

LEASE INFORMATION

This is a 5-year FRI lease with a mutual break clause at the expiry of the 3rd year (subject to 6 months' notice). The lease is outside the 1954 Act.

Lease Start: 02/02/2026 - End Date: 01/02/2031

Rent: £77,160.00 per annum (based on only £10 per sq ft)

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EPC

The property has an energy performance rating of B.
The EPC expires 21st April 2031.

SERVICES

We understand all mains services are connected to the property except gas; however, these have not been tested.

RATES

The Ratable Value is £44,750 from 1st April 2026.

Rates Payable are estimated at £24,836.25.

LEGAL COSTS

Each party to be responsible for their own legal costs.

AML

Purchasers will be subject to anti-money laundering checks.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents:



Please note that the boundary is for indicative purposes only.

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