

LET TO



UNITS 14 - 16
ELDON WAY
CRICK - J18 M1
NN6 7SL

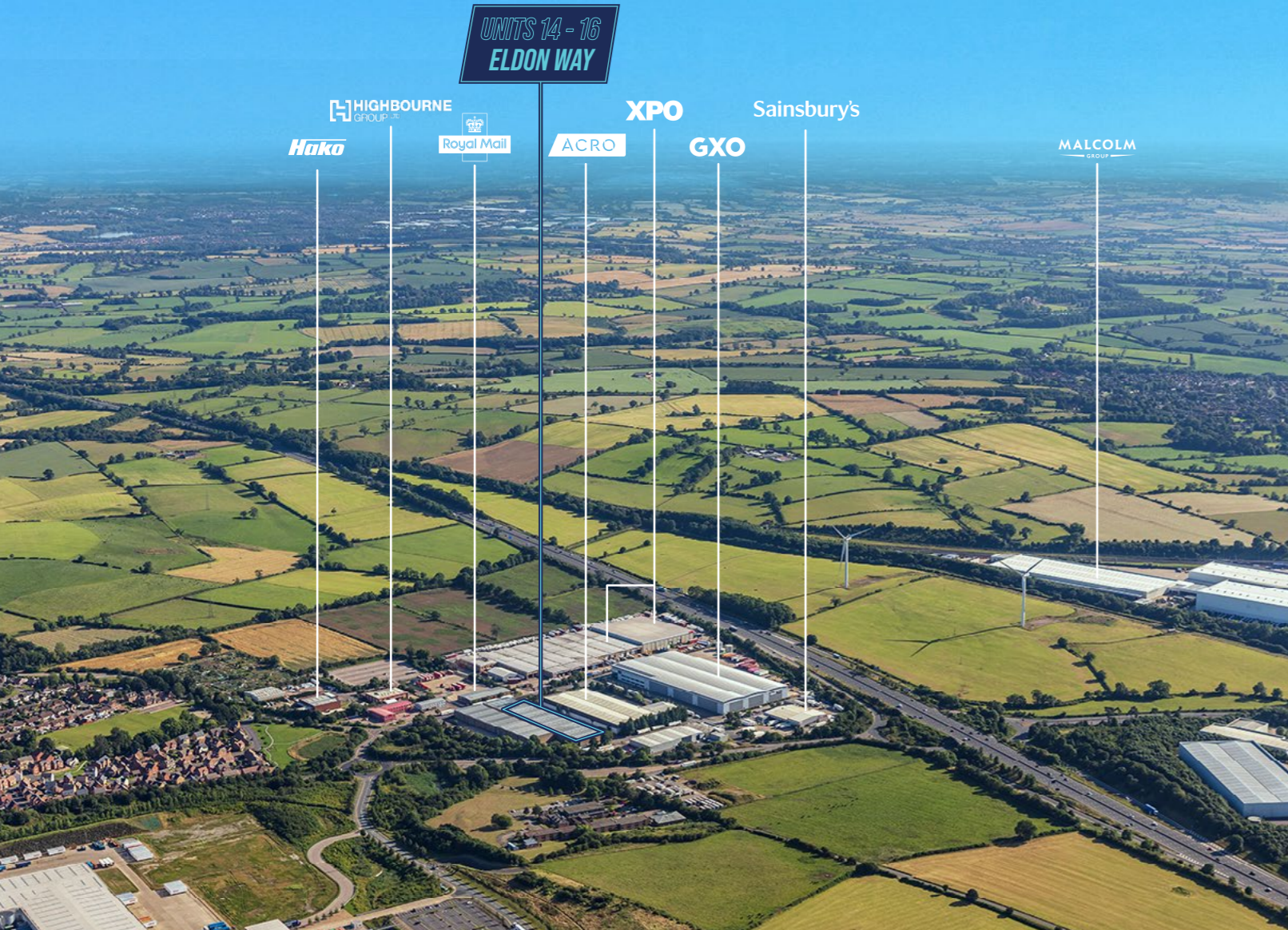
TO LET - AVAILABLE FROM Q2 2025

Industrial / Warehouse Unit - Refurbishment Underway

18,161 SQ FT (1,687.19 SQ M)

Units 14 - 16 Eldon Way is a 18,161 Sq Ft (1,687.19 Sq M) semi-detached industrial / warehouse unit, which is to be refurbished. The property is of a concrete frame construction with brick-built elevations, a steel profile clad roof and one level access door.

It occupies a prime position on Crick Industrial Estate, fronting Eldon Way with J18 of the M1 less than 300m to the west, via the A428. The estate is home to a number of local, regional and national companies including, XPO Logistics, Culina, Sainsbury's, Tesco, GXO, CEVA, DHL, Hako Machines and Royal Mail.



Strategic Location



Translucent Roof Light Panels



Minimum Eaves Height Of 7.6m



Self-Contained Forecourt Yard



1 Level Access Loading Door



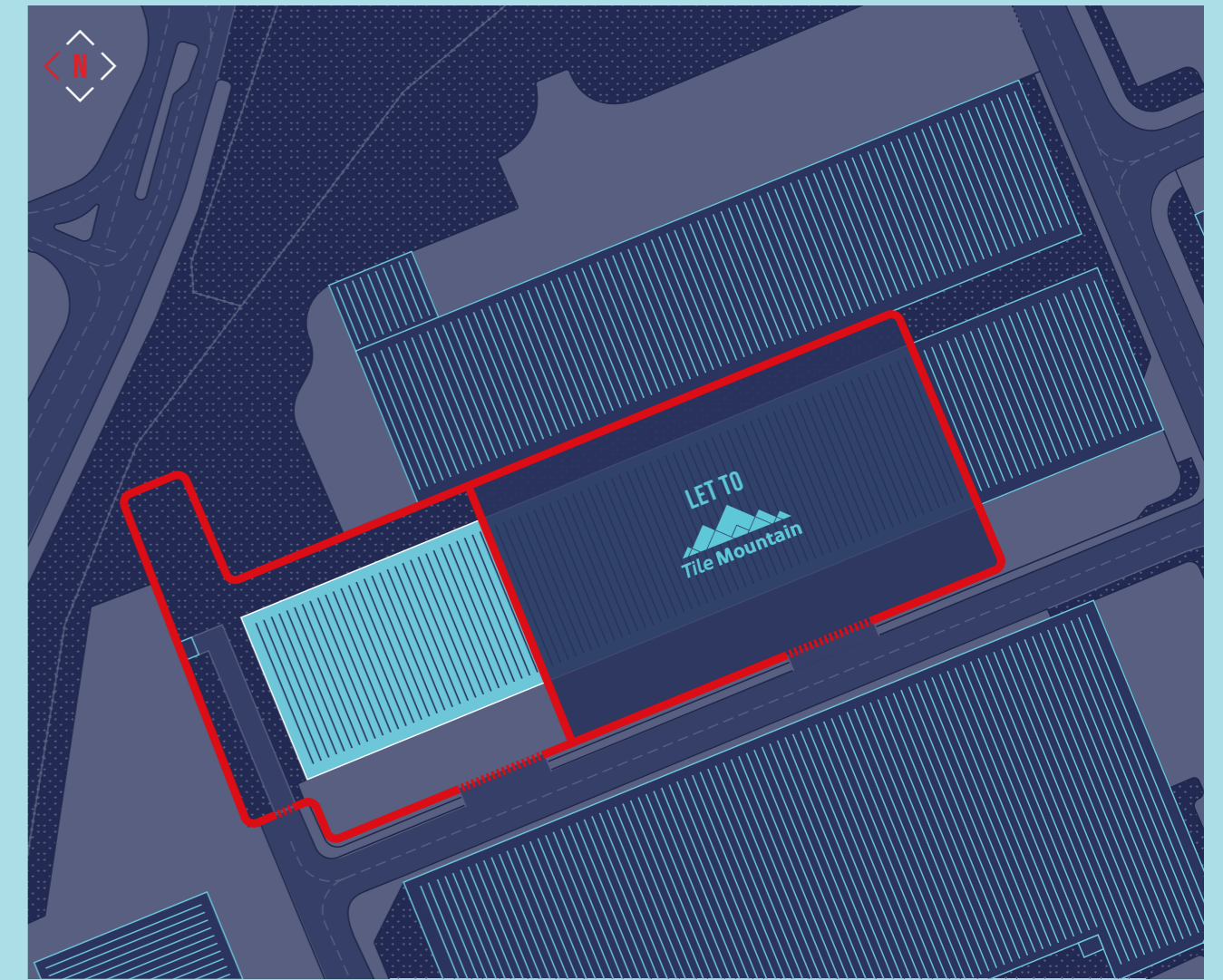
High Bay Lighting In The Warehouse



Dedicated Parking

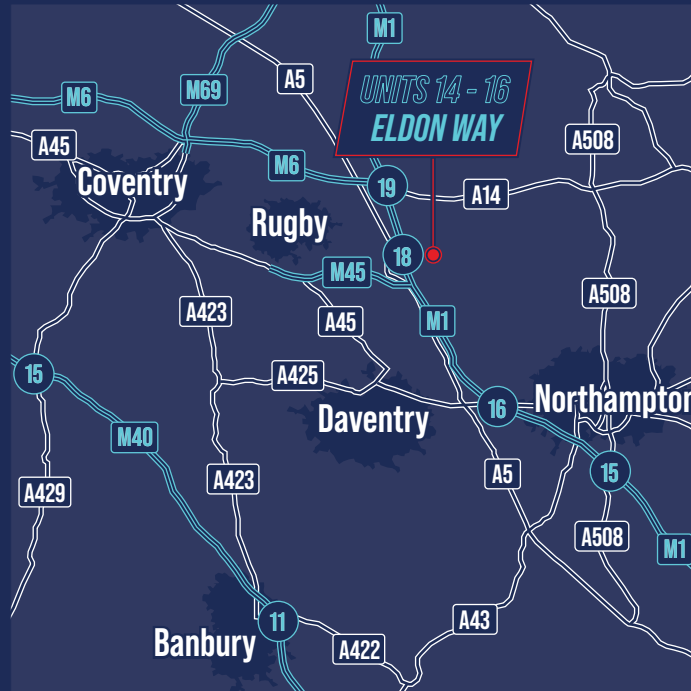


Male & Female WC's



ACCOMMODATION (GIA)

UNIT	SQ FT	SQ M
14 - 16	18,161	1,687.19



DRIVE TIMES

Source: Google Maps

M1 J18	1 Minutes	0.5 Miles
M6 / M1 J19	6 Minutes	4.9 Miles
Rugby	14 Minutes	5.9 Miles
Northampton	24 Minutes	17.1 Miles
Leicester	26 Minutes	22.2 Miles
Coventry	28 Minutes	22.7 Miles
M40 J15	35 Minutes	29.1 Miles
Birmingham	40 Minutes	38.6 Miles

TERMS

The property is available as a whole by way of a new Full Repairing and Insuring lease on terms to be negotiated. Guide Rent: £140,000 per annum exclusive.

BUSINESS RATES

Rateable Value:
To be assessed separately.
The Uniform Business Rate for 2024/25 is in the £.
Applicants should satisfy themselves of these figures and further information is available through the local authority.

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage). None have been tested by the agents.
All interested parties should make their own enquiries in this regard.

EPC

The property has a current EPC rating of 70 within Band C. To be updated following refurbishment works

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS:



David Tew
+44 (0) 7779 860 176
david.tew@savills.com



Richard Baker
+44 (0) 7725 834 136
richardbaker@prop-search.com

Avison Young & prop-search hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young & prop-search is in this brochure is provided on the following conditions: 1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. Avison Young & prop-search shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young & prop-search. Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: 1. Corporate structure and ownership details. 2. Identification and verification of ultimate beneficial owners. 3. Satisfactory proof of the source of funds for the Buyers / funders / lessee. March 2025.