

# WEEDON INTERCHANGE

CAVALRY HILL INDUSTRIAL PARK • WEEDON • NORTHAMPTONSHIRE • NN7 4PP

**TDB**  
Real Estate



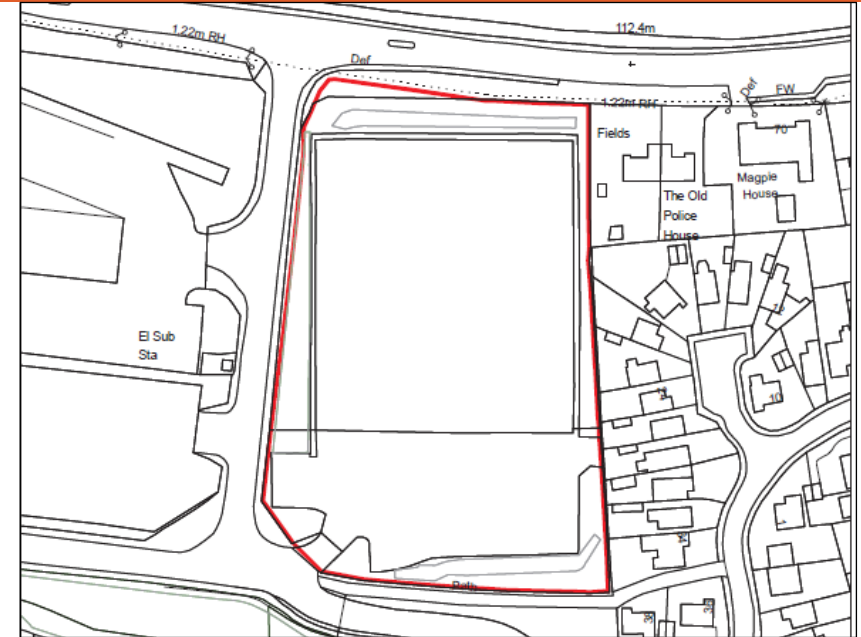
**69,016 sq ft** (6,411 sq m)

**DETACHED**

**WAREHOUSE/PRODUCTION UNIT**

**TO LET/FOR SALE FREEHOLD**

- M1 J16 – Approx 4 miles (7 mins)
- Large self-contained secure yard area
- Clear internal height 5.2m approx. – internal ridge height 6.76m approx.
- 3 x level roller shutter access doors
- Office & amenity accommodation



## Location

Weedon Interchange is located on Cavalry Hill Industrial Park, an established warehouse/industrial development on the outskirts of Weedon Bec, Northants. Occupying a prominent position at the entrance to the estate adjoining the intersection between Cavalry Hill and the High Street with frontage and access directly onto Cavalry Hill.

The High Street in turn gives immediate access to the A45 new Weedon/Flore Bypass which provides easy access to the M1 at Junction 16 within 4 miles to the east, Daventry approximately 6 miles to the northwest and Northampton is approximately 10 miles to the east.

Occupiers on the estate include Unipart Logistics, LM Manufacturing, Quality Nut Products and the DVSA Weedon Driving Test Centre.

## Description

The premises comprise a detached warehouse/production unit situated on a self-contained secure site. The unit is of steel frame construction with a mixture of brick and profiled steel-clad elevations beneath a triple pitched roof with storey office / ancillary accommodation. Internally the warehouse area is divided into two interlinked chambers and has a minimum internal eaves height of 5.2m (underside of the haunch) rising to 6.76m at the apex. There are three ground level loading doors (4.58m in height) to the front elevation with LED lighting provided throughout.

The office accommodation is a mixture of open plan and cellular in its configuration with staff and welfare facilities on the ground floor with heating and lighting throughout.

Externally there is a large secure service yard with gated access at a single point from Cavalry Hill. The yard provides provision for both commercial vehicle loading / movements and parking as well as employee car parking.

## Accommodation

The approx. floor areas are as follows:

	Sq Ft	Sq M
GF Warehouse	61,330.58	5,697.75
GF Office/Ancillary	4,512.62	419.14
FF Office/Ancillary	3,174.87	294.86
<b>Total</b>	<b>69,016.07</b>	<b>6,411.75</b>

The areas are expressed on a gross internal basis and are approx. having been rounded.



## Rates

The current rateable value of the property is £235,000. Rates payable for the current financial year April 2023 – March 2024 equate to £120,320 approximately. Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

## VAT

The ingoing tenant will be responsible for the payment of any VAT.

## Anti Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit [www.tdbre.co.uk/anti-money-laundering/](http://www.tdbre.co.uk/anti-money-laundering/).

## Legal Costs

Both parties to pay their own legal costs incurred in the transaction.

## EPC

The premises have an EPC rating of E 114. A certificate is available on request.

## Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

For sale freehold at a price of £5m exclusive.

## Viewing

Viewing and further information via the joint agents:



**Chris Drummond**  
chris@tdbre.co.uk



**Paul Davies**  
Paul.davies@bidwells.co.uk  
01908 202196