

Available Q3 2026



UNIT B DAVENTRY INTERCHANGE

SOPWITH WAY | NN11 8PB

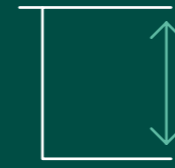
Industrial & Logistics Unit
39,489 SQ FT (3,669 SQ M)

800kVA Power Supply | 3 x Level Access Doors | Cross Bay Loading

TO BE FULLY REFURBISHED



UNIT B



Clear internal height: 7.5m



Cross-bay / drive-thru loading



3 x level access doors



Overhead gantry crane support rails



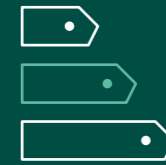
800kVA power



24/7 secure site access



Roof lights



Target EPC B



Ample on-site car parking



0.45-acre external yard with hardcore surface

Accommodation

Ground Office	1,833 sq ft	170.29 sq m
First Floor Office	900 sq ft	83.66 sq m
Warehouse	36,756 sq ft	3,414.71 sq m
Total	39,489 sq ft	(3,669 sq m)

Prime Golden Triangle Location

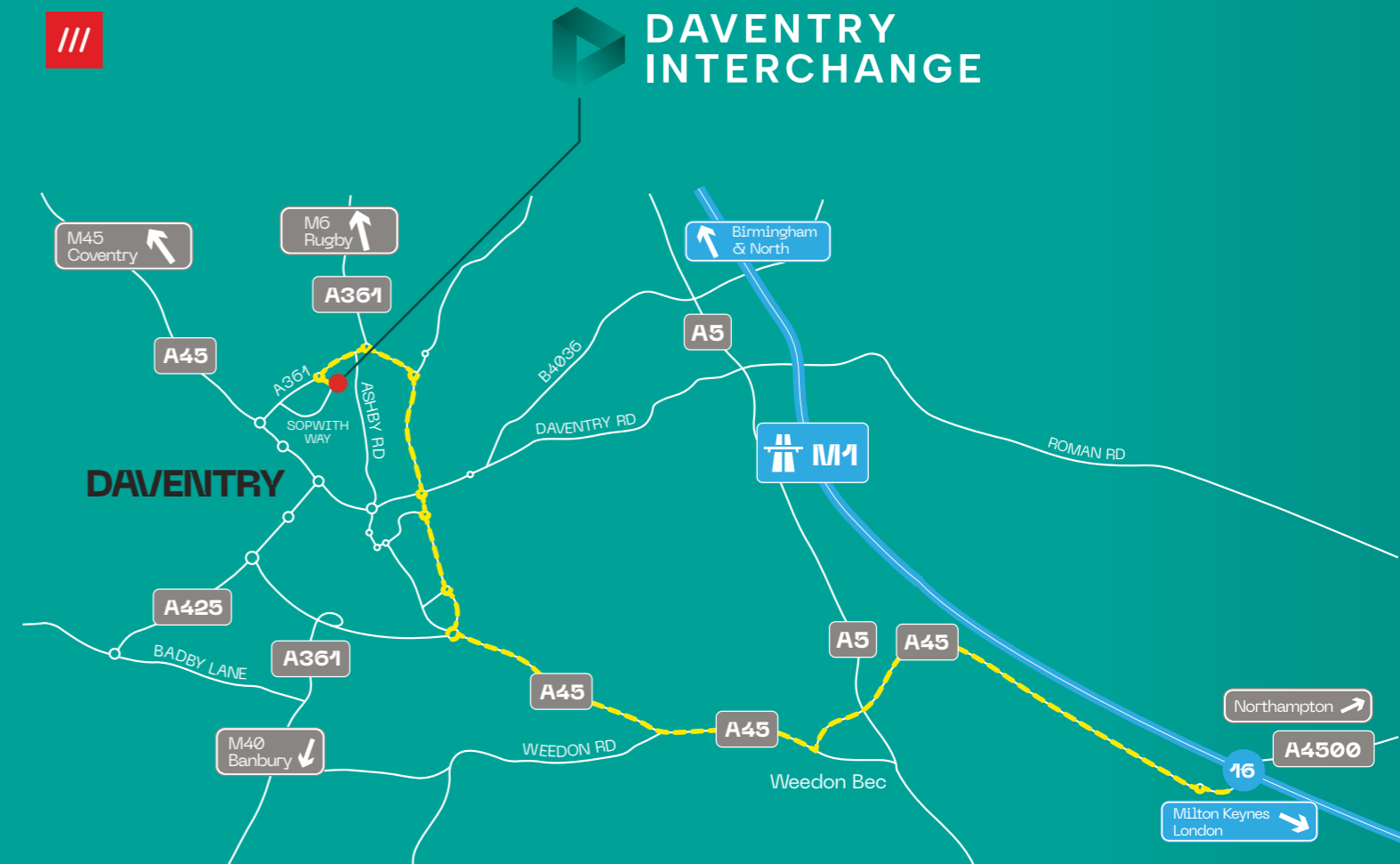
The unit is within the well-established Drayton Fields Industrial Estate, close to Daventry town centre and with excellent motorway links.

- ▶ M1 J16 & J18 – approx. 9 miles via A361 & A45
- ▶ DIRFT - approx. 7 miles
- ▶ M6 / Rugby – approx. 15 miles
- ▶ Coventry – approx. 20 miles
- ▶ Birmingham Airport – approx. 35 miles
- ▶ Felixstowe Port & major UK ports accessible via A14

This strategic Midlands location offers fast access to the UK's major logistics routes and sits within the highly desirable 'Golden Triangle' distribution hub.



Location	Distance	Port	Distance	Airport	Distance
M1 J16	9 miles 15 mins	London Gateway	106 miles 2 hrs 6 mins	Birmingham	29 miles 45 mins
DIRFT	7 miles 13 mins	Felixstowe	136 miles 2 hrs 20 mins	East Midlands	43 miles 47 mins
Birmingham	40 miles 55 mins	Dover	164 miles 3 hrs	London Luton	50 miles 59 mins
Central London	79 miles 1 hr 55 mins	Southampton	111 miles 2 hrs 15 mins	London Heathrow	82 miles 1 hr 33 mins



LARGE POWER SUPPLY & CROSS LOADING FACILITY

The unit benefits from neighbouring occupiers including well-known logistics, engineering and manufacturing businesses.

There is an additional 0.45 acre yard with hardcore surface which is available subject to further negotiation.





INDUSTRIAL & LOGISTICS UNIT

39,489 SQ FT (3,669 SQ M)

800kVA Power Supply | 3 x Level Access Doors | Cross Bay Loading



PLANNING

The Unit benefits from both B2 and B8 planning consent.

TERMS

The property is available to let at a rent of £355,000 per annum exclusive. The yard is also available by way of separate negotiation.

ANTI-MONEY LAUNDERING

In accordance with regulations, two forms of ID and confirmation of funding source will be required from the successful lessee.

SERVICE CHARGE

A service charge is levied for upkeep and maintenance of common areas. Further details are available on request.

BUSINESS RATES

Rateable Value: To be reassessed

All parties should make their own enquiries with West Northamptonshire Council.

UNIT B

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VIEWINGS

Strictly by appointment with the joint agents:



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