

FLEXIBLE TERMS - ECONOMIC RENT - PRIME LOCATION

LET TO  Tile Mountain

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

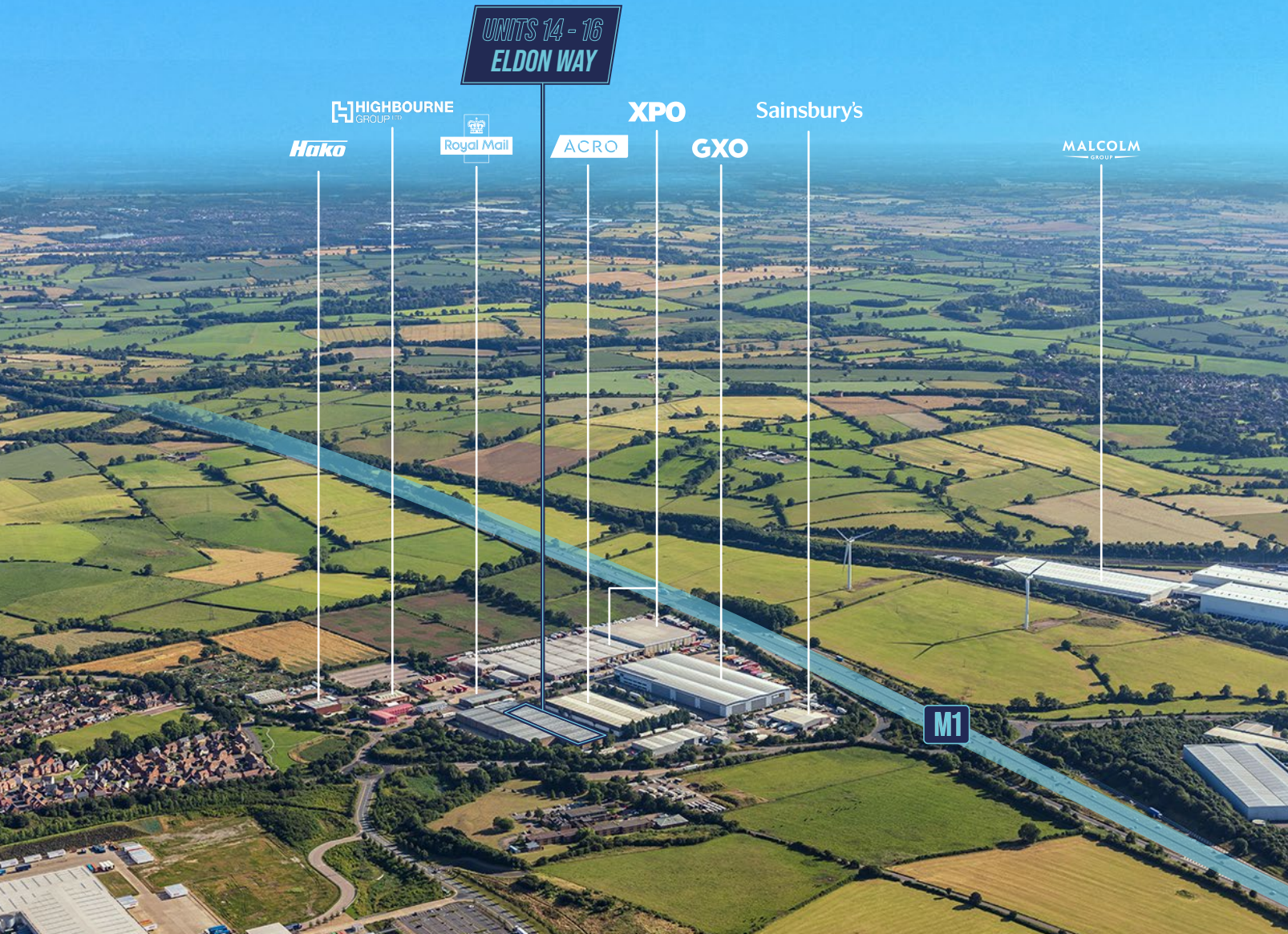
TO LET - AVAILABLE NOW

Industrial / Warehouse Unit - Fully Refurbished

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

Units 14 - 16 Eldon Way is an 18,161 Sq Ft (1,687.19 Sq M) semi-detached industrial / warehouse unit, which is fully 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 & Dedicated Parking



1 Level Access Loading Door



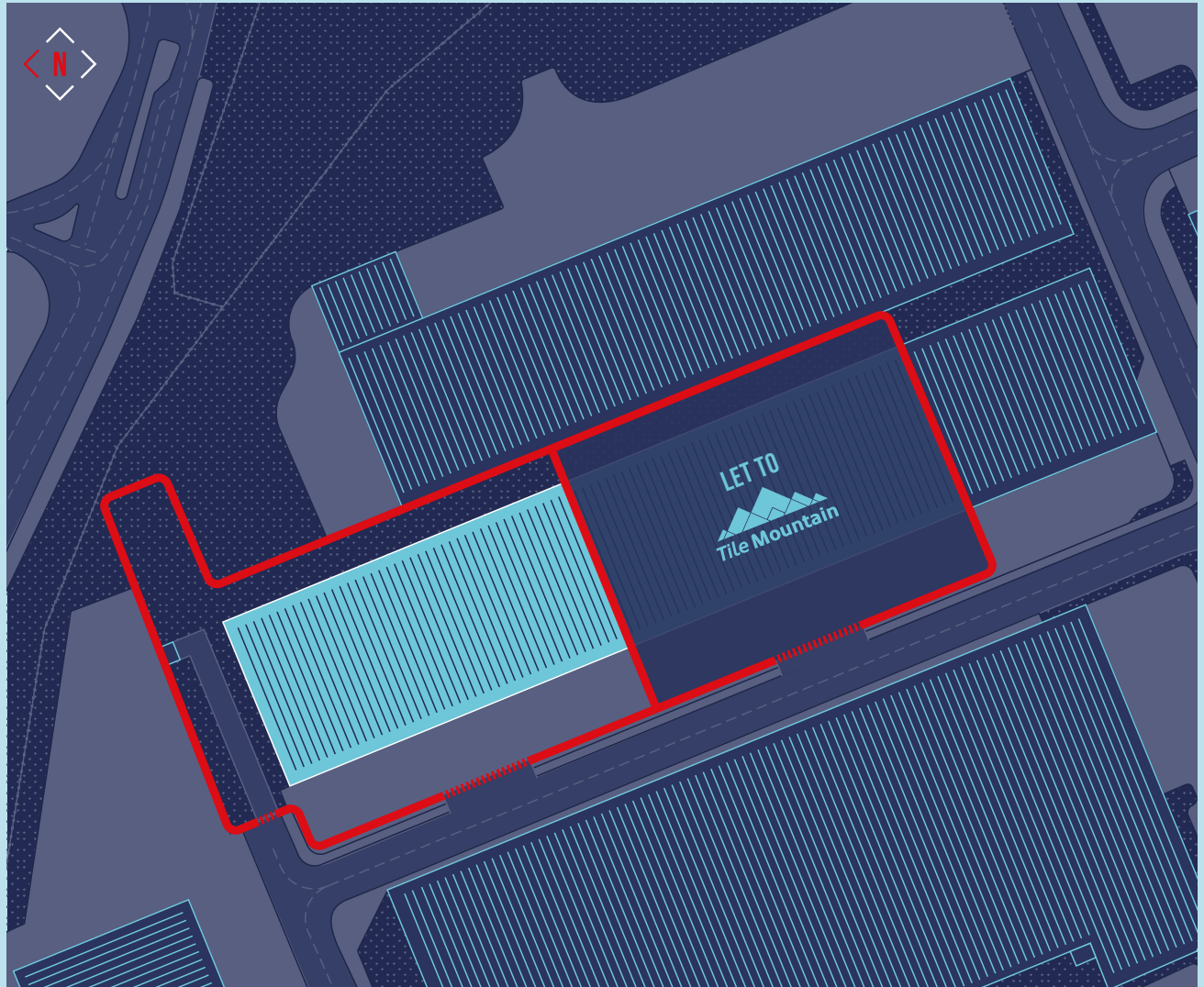
High Bay Lighting In The Warehouse



200 kVA Power Supply

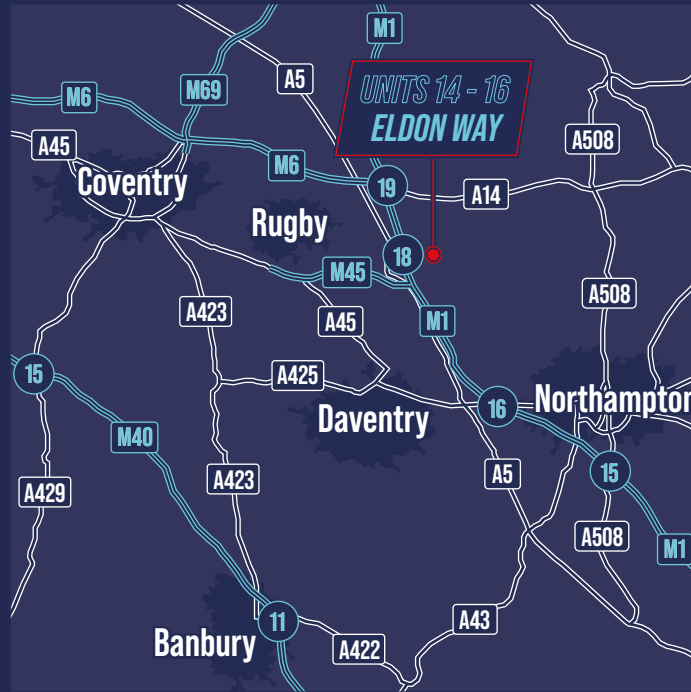


Male & Female WC's



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

To be assessed.
2023 RV- £65,000 (est.)
2025/26 annual rates payable - £36,075 (est.)
Interested parties to satisfy themselves.

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

EPC Rating B-46.
A copy of the certificate is available on request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION AVAILABLE VIA THE JOINT AGENTS:



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