

ELDON HOUSE

1 ELDON WAY, CRICK, NORTHAMPTON, NN6 7SL



FOR SALE/ TO LET

7,716 SQ FT
(716.83 sq m)

ELDON HOUSE



- 7,716 SQ FT (716.83 SQ M)
- 40 CAR PARKING SPACES (1:192 SQ FT)
- MIXTURE OF OPEN PLAN AND EXECUTIVE OFFICES
- AIR CONDITIONED
- LED LIGHTING (PIR CONTROLLED)
- DOUBLE GLAZED
- IMMEDIATELY AVAILABLE





LOCATION/SITUATION

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.



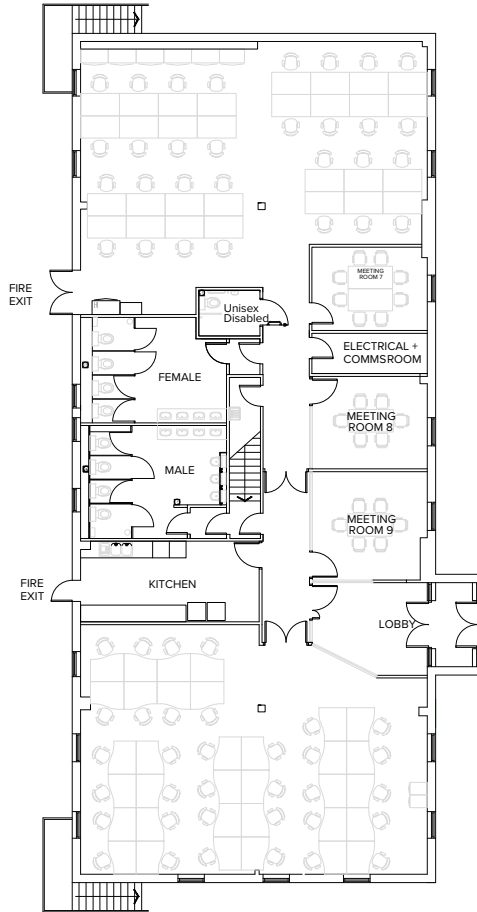
DESCRIPTION

A modern two-storey office building benefiting from pre-finished 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 a number of executive offices together with open plan space.

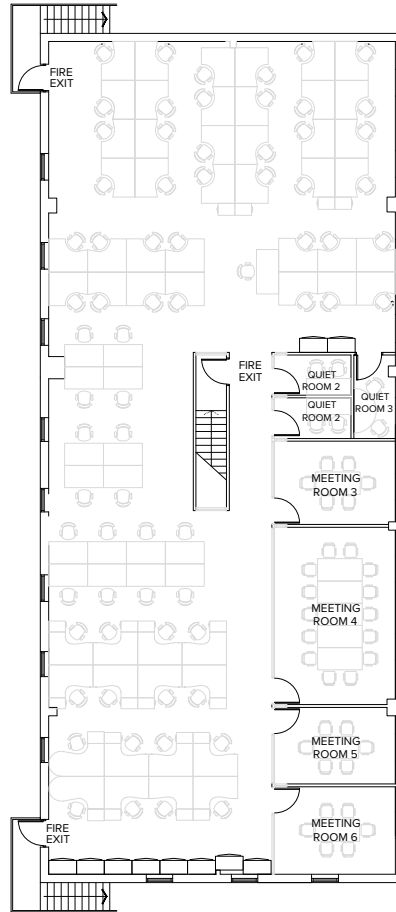


Boundary is approximate

ACCOMMODATION



GROUND FLOOR



FIRST FLOOR



The building has been measured in accordance with the RICS Code of Measuring Practice [6th Edition]:

Ground Floor NIA	3,588 sq ft	333.31 sq m
First Floor NIA	4,128 sq ft	383.52 sq m
Total Area NIA	7,716 sq ft	716.83 sq m

There are 40 on-site car spaces.





TENURE

Freehold available – terms on application.

Leasehold will also be considered on terms to be agreed.

EPC RATING

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

Awaiting assessment.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION

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



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