



**WEEDON INTERCHANGE, CAVALRY HILL INDUSTRIAL PARK,  
WEEDON, NORTHAMPTONSHIRE, NN7 4PP**

**TO LET | INDUSTRIAL: 69,016 SQ FT (6,411 SQ M)**

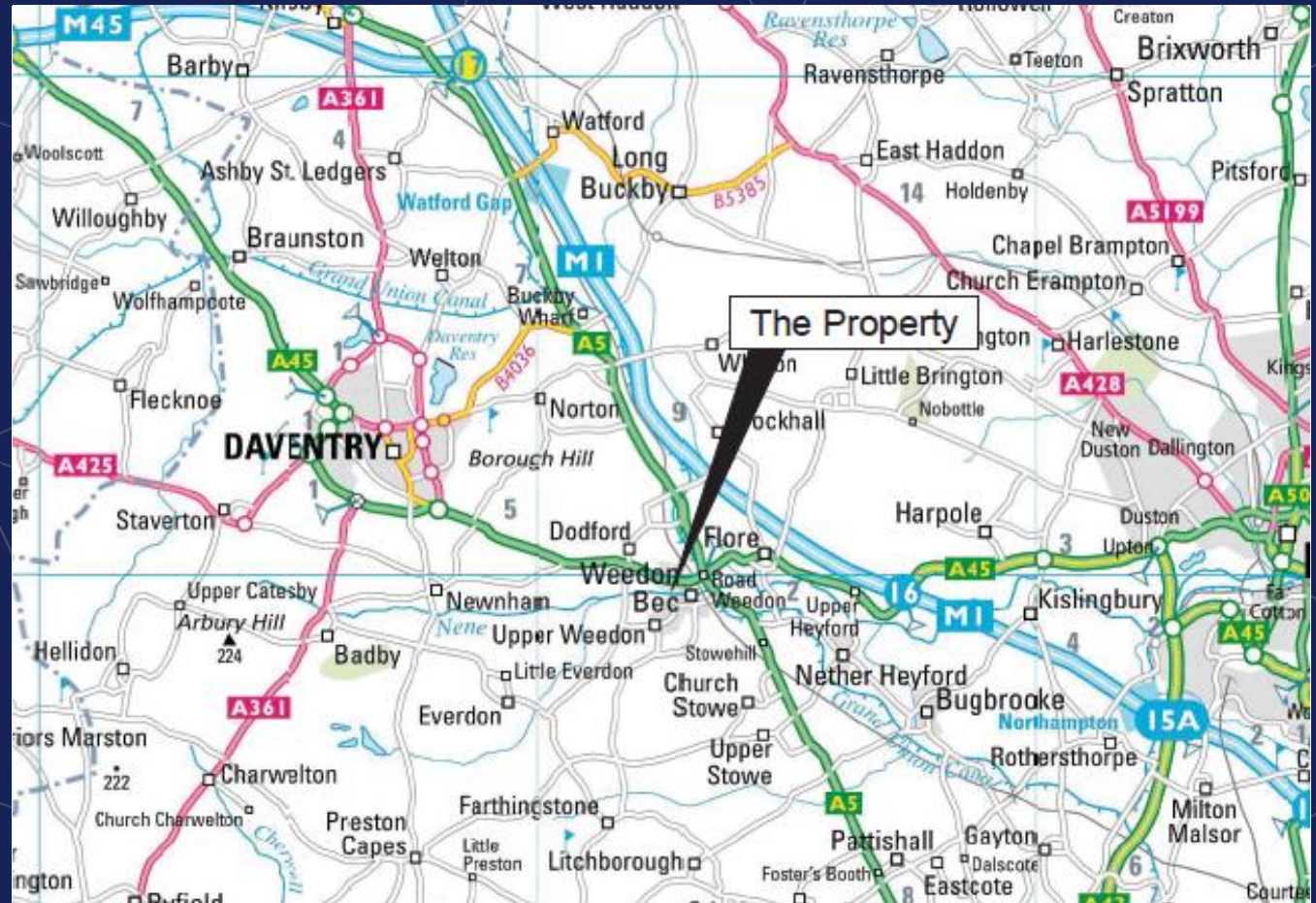


## LOCATION

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 north west 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.



## SUMMARY

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### 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.

### Additional information

#### Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details are available on application.

#### Rates

We understand the property has a Rateable Value of £235,000 as at 1<sup>st</sup> April 2023. Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

#### Legal costs

All parties to be responsible for their own legal costs incurred in the transaction.

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

The energy rating of this property is E 114. The certificate and full report are available on request.

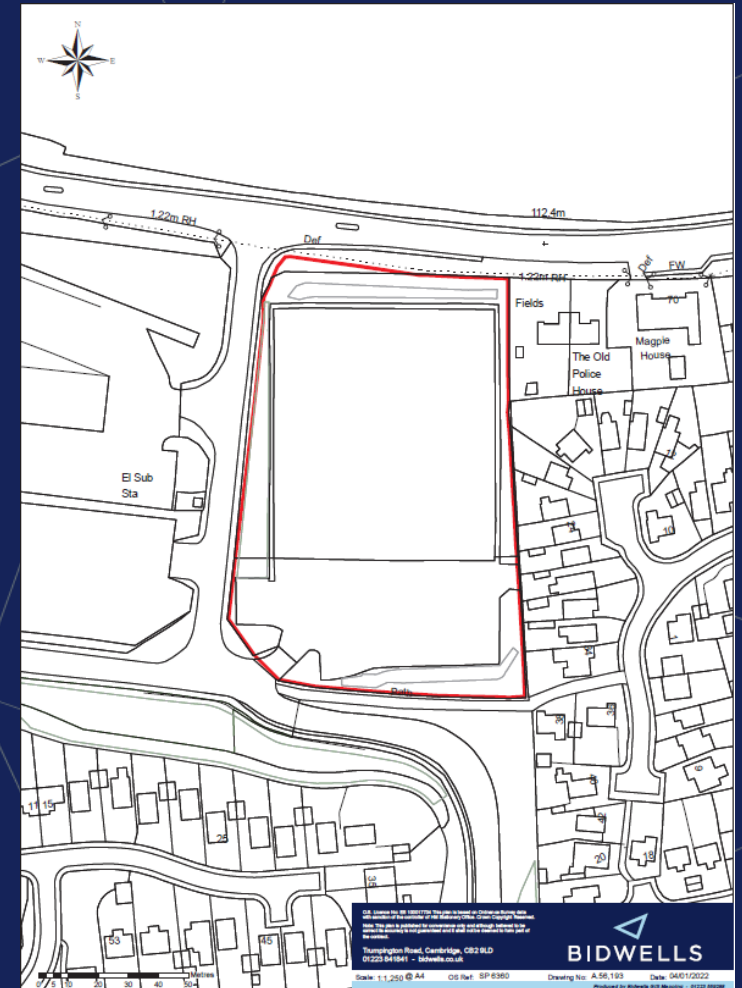
#### Postcode

NN7 4PP.

## ACCOMMODATION

### Former AAH Pharmaceuticals Unit, Cavalry Hill Industrial Estate

Description	Sq ft	Sq m
Ground Floor Warehouse	61,330.58	5,697.75
Ground Floor Office/Ancillary	4,512.62	419.14
First Floor Office/Ancillary	3,174.87	294.86
<b>Total</b>	<b>69,016.07</b>	<b>6,411.75</b>



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## GALLERY

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# GALLERY



## Enquiries

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