



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

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

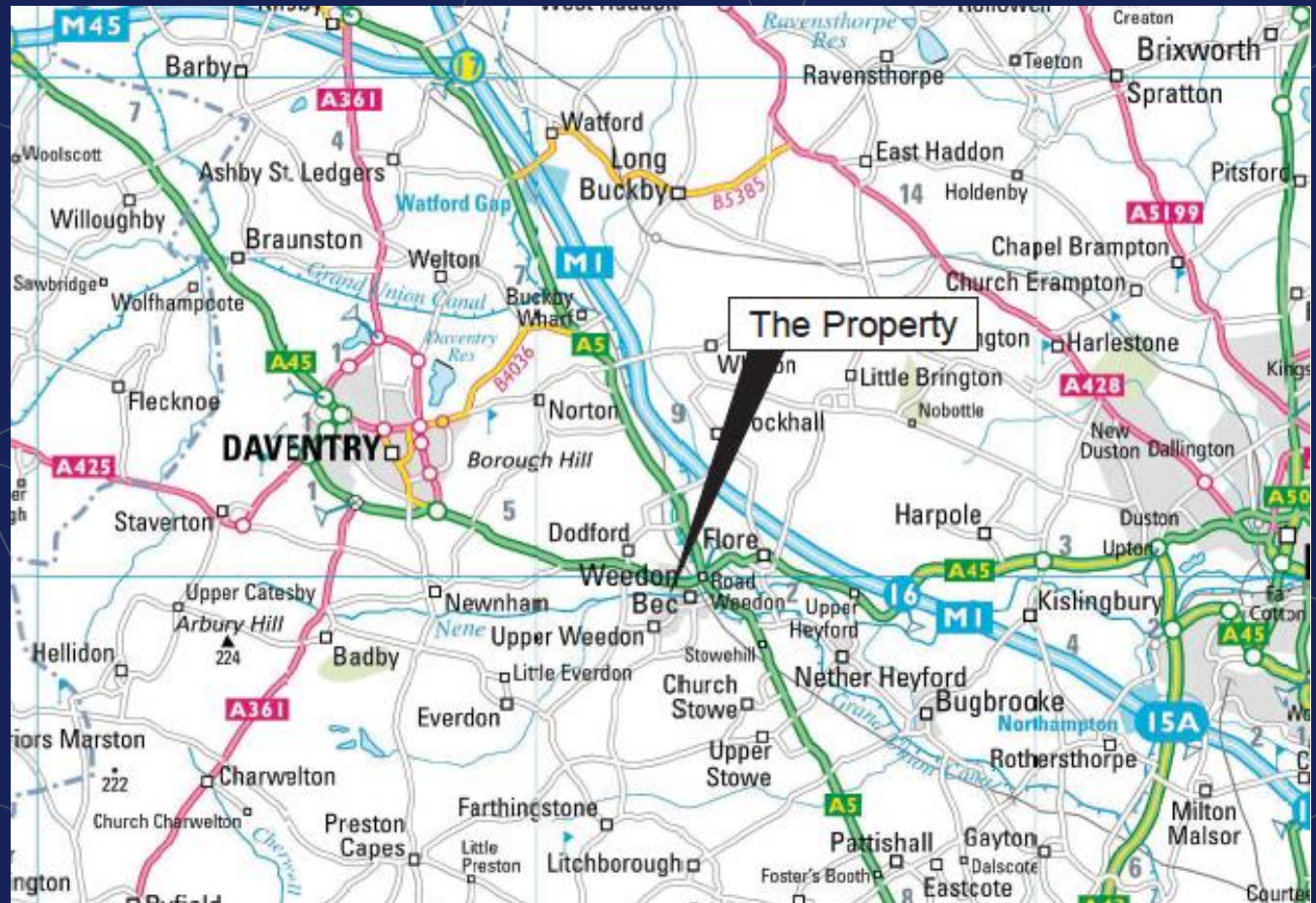


## LOCATION

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

---



### 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.

Consideration will also be given to a freehold disposal, detailed terms 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.



01908 202 190  
bidwells.co.uk

  
BIDWELLS

## GALLERY

---



01908 202 190  
bidwells.co.uk



## GALLERY



01908 202 190  
bidwells.co.uk

  
BIDWELLS

## GALLERY

---



01908 202 190  
bidwells.co.uk



## Enquiries

### Paul Davies

01908 202 196  
07944 774 137  
Paul.davies@bidwells.co.uk

### Joint Agent:

Chris Drummond, TDB Real Estate  
01604 604 020  
Chris@tdbre.com

#### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.