

UNIT 3

Mustang Park, Leamington Way, Daventry, NN11 8NW



Key Highlights

- 173,510 sq ft (16,120 sq m)
- 12m Clear Eaves Height
- 50KN/sq m Floor Loading
- 2 Storey Offices
- Prominently Situated Self Contained Unit
- 19 Docks & 2 Level Access Doors
- Secure 50m yard
- 90 Car Parking Spaces

Description

The property comprises a recently constructed (2020) warehouse/industrial unit with ground and first floor office accommodation, extending to 173,509 sq ft in total. The warehouse benefits from 12m minimum internal eaves height, featuring a clear-span steel frame construction with 50KN/sq m floor loading capacity.

Externally the property provides a secure and gated yard to the north west, accessible via Royal Oak Way to the north and Leamington Way to the south. The yard is 50 metres deep and well serviced by 19 loading docks and 2 level access doors. The 90 parking spaces to the south west of the site are accessible via Orion Close off Leamington Way.

Location

Mustang Park is strategically located on the A45, providing direct access to Junction 16 of the M1 motorway, making it an ideal hub for logistics and industrial operations. The area is home to prominent occupiers, including Amazon, Ford, The NX Group, and DHL, reinforcing its reputation as a prime industrial location.

Birmingham Airport is just 29.8 miles away, while East Midlands Airport is within 44.5 miles, ensuring convenient access to major air freight services. Nearby cities include Northampton 14.9 miles to the south east, and Coventry 19.3 miles to the north west, with Birmingham easily accessible via the M6 within 45 miles from the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Warehouse - Ground	158,815	14,754	Available
Office – Ground	7,441	691	Available
Office – 1st Floor	7,254	673	Available
Total	173,510	16,120	

Business Rates

Further information is available upon request.

Viewings

Viewings by appointment only through the sole agents, Savills.

EPC

A (19)

Legal Costs

Each party to be responsible for their own legal costs.

Tenure

The property is available by an assignment of the existing sublease albeit other structures may be considered, subject to Landlord and Head Tenant consent.



Contact

John Madocks Wright

07807999635

jmwright@savills.com

Christian Smith

07808784789

Christian.Smith@savills.com

Michael Alderton

07831102406

michael.alderton@savills.com

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