

lot 26

Units 1-7 Eldon Way, Crick Industrial Estate (Junction 18, M1 Motorway)
Crick, Northamptonshire NN6 7SL

Vacant Possession

Freehold Distribution Warehouse Opportunity. To be offered with Full Vacant Possession

- Approximately 3,912 sq m (42,109 sq ft) area with planning consent to extend the service yard
- Situated 400 m from M1 (Junction 18)
- Nearby occupiers include Tesco Petrol Filling Station, Hako Machines
- Established industrial estate
- Approximate site area of 1.06 hectares (2.62 acres)
- Six week completion
- To be offered with Full Vacant Possession



Location

Miles: 400 m from Junction 18 of the M1
Roads: M1, M45, M6, A428, A5
Rail: Rugby Railway Station
Air: Birmingham International Airport, Stansted Airport

Situation

The property is situated approximately 6 miles east of Rugby and immediately east of Junction 18 of the M1 and 2 miles north of the M45 and 5 miles south of the M6 (Junction 1).

Description

The property comprises a 7 bay industrial/warehouse building benefiting from 3 vehicle access loading doors and an eaves height of approximately 7 metres (23 ft) and from a site area of 1.06 hectares (2.62 acres) with planning consent to extend the service yard. The property is currently configured as two units and may be suitable to separate into 7 smaller units (subject to consent).

Tenure

Freehold.

VAT

VAT is applicable to this sale.

Tenancy and accommodation

Floor	Unit	Use	Floor Areas (Approx)		Possession
Ground	1 & 2	Warehouse	1,114.83 sq m	(12,000 sq ft)	VACANT POSSESSION
	3-7	Warehouse	2,797.19 sq m	(30,109 sq ft)	
Totals			3,912 sq m	(42,109 sq ft)	

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