

**READY FOR
OCCUPATION**



BARBERRY72
NEW HIGH-QUALITY DETACHED
INDUSTRIAL AND LOGISTICS UNIT

TO LET / FOR SALE
73,257 SQ FT

**PROMINENTLY LOCATED OFF THE A361
SOPWITH WAY, DAVENTRY NN11 8YD**

WWW.BARBERRY72.CO.UK



BARBERRY 72

**LOCATION
+ LABOUR
= DISTRIBUTION**

BARBERRY 72

Barberry 72 is located in Drayton Fields Industrial Estate. The estate is approximately **1.5 miles north of Daventry Town Centre** and adjacent to the A45 with access to the M1/M40 and M45 via the A45 and A361.

Daventry is home to a number of major occupiers such as Ford, Ceva, Tool Station, Amazon and Cummins. Luton, Birmingham and East Midlands International Airports are all within one hours drive time.

Labour Pool
Daventry has a substantial labour pool, with a more competitive labour cost in the East Midlands compared to the rest of the UK.

Average Weekly Wage
East Midlands - £515
Great Britain - £571
London - £660

38.5% of Daventry's workforce are educated to an NVQ level 4, compared to 33.2% in the rest of the East Midlands.











80% of the UK population is within a 4 hours HGV drive time.
Source: ONS annual survey of hours and earnings - 2017 Provisional Result

ACCOMMODATION

The detached steel portal framed unit will be delivered to a high quality with first floor offices to the front elevation.

Warehouse	68,249 sq ft	6,340 sq m
Ground Floor reception	947 sq ft	88 sq m
First floor offices	4,061 sq ft	377 sq m
Total	73,257 sq ft	6,805 sq m

SPECIFICATION

-  10m eaves
-  5 dock levellers (including 2 euro dock loading doors)
-  2 level loading doors (with possibility for an additional loading door)
-  51m service area
-  4,061 sq ft first floor offices
-  89 parking spaces
-  Floor Loading 50kN sq m
-  500 KVA power supply (upgradable to 1.2MVA)
-  Gated secure yard/self-contained site
-  Provision for Electric Vehicle charging points

EPC

To be built to an EPC 'A' rating.

USES

The new facility has planning consent for B1C, B2 & B8 uses.



9 MILES
Rugby

12 MILES
Northampton

18 MILES
Coventry

72 MILES
London

19 MILES
Leicester

27 MILES
NEC / Airport

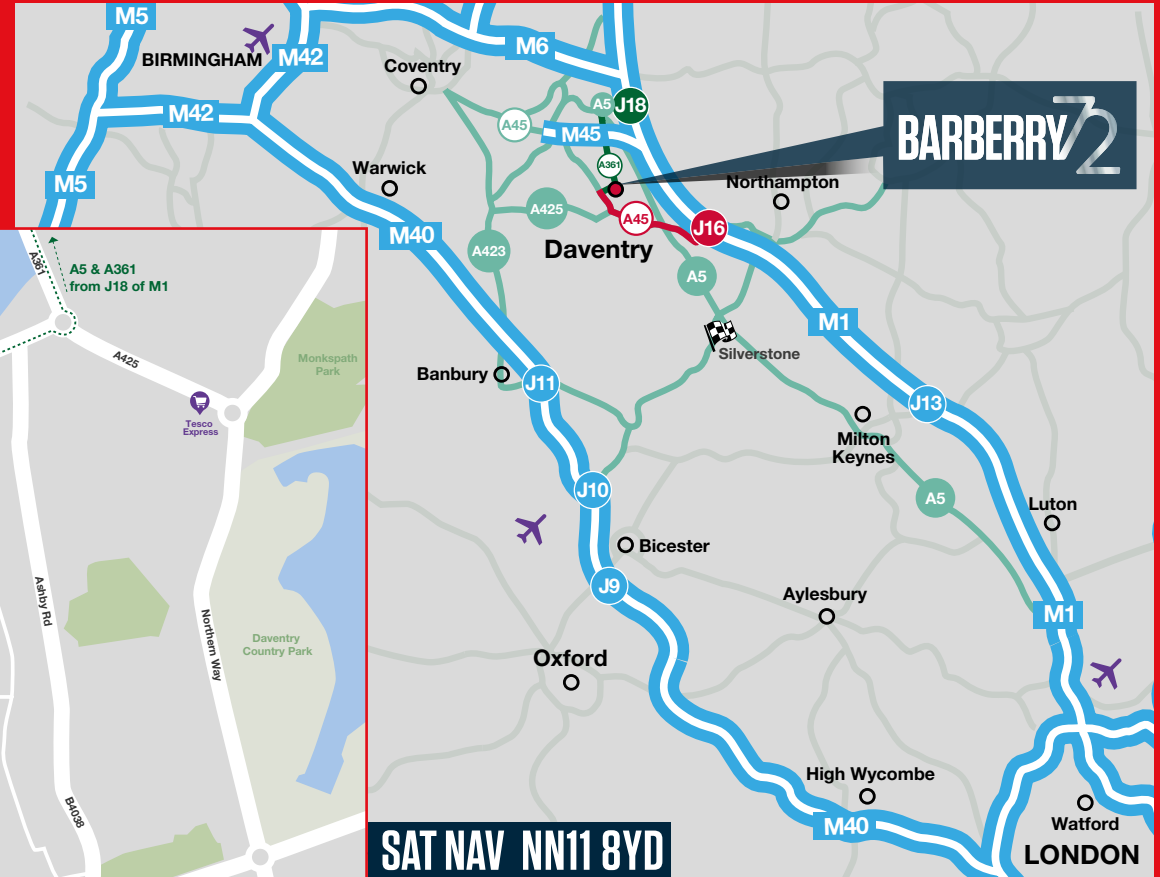
34 MILES
Birmingham

BARBERRY 72

LOCATION

Barberry 72 sits in the heart of the Midlands, adjacent to the M1 with access to both J16 via the A45 and J18 via the A5/A361, from the south west there is access from J11 of the M40 via the A361.

This brand new production/warehouse unit sits in a prime position on Sopwith Way, with visibility to Drayton Way on the north side of Daventry, less than half a mile from the A45.



For more information visit

WWW.BARBERRY72.CO.UK

Enquiries _____

Another development by

BARBERRY

Jon Robinson jonr@barberry.co.uk

WWW.BARBERRY.CO.UK

savills.co.uk savills

0121 634 8400

Christian Smith
christian.smith@savills.com

Charlie Spicer
caspicer@savills.com

Colliers
INTERNATIONAL

0121 265 7500

www.colliers.com/uk/industrial

Simon Norton
simon.norton@colliers.com

Sam Robinson
sam.robinson@colliers.com