

9 Talavera Court, Moulton Park

Darnell Way, Northampton, NN3 6RW

TDB
Real Estate

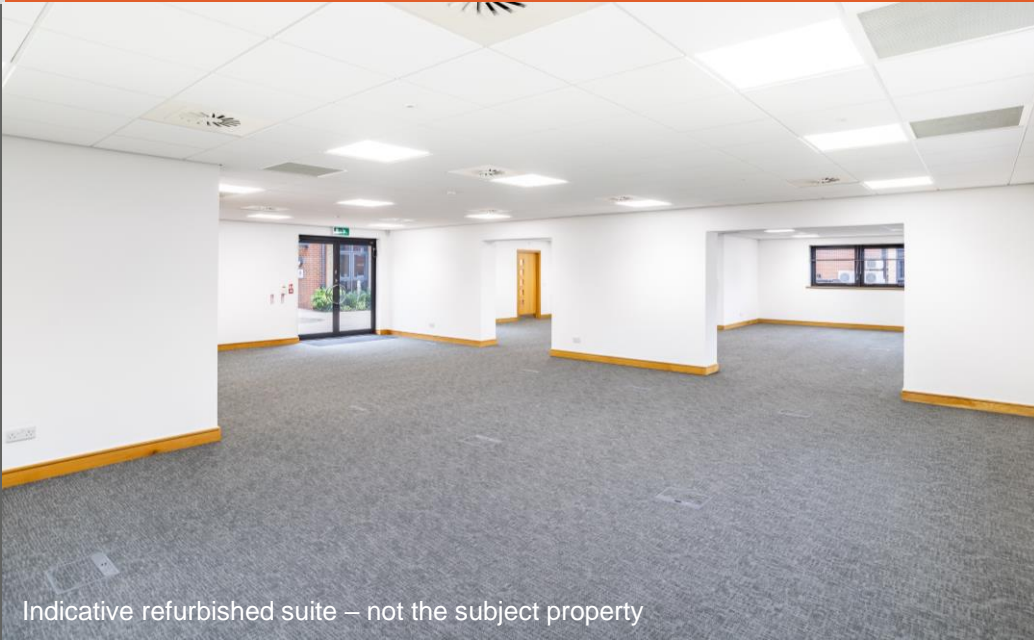
FULLY REFURBISHED THROUGHOUT



1,160 - 2,320 sq ft (108 - 215 sq m)
Attractive & Modern
Ground & First Floor Offices
TO LET

Ground & First Floor Offices, available on a new FRI lease

- High quality, newly refurbished offices
- Located on one of the best business parks in Northampton
- 10 dedicated car parking spaces & comfort cooling
- Within close proximity to local amenities & businesses



Indicative refurbished suite – not the subject property



Location

The property is located on Talavera Court, the Premier Business Park to the north side of Northampton. Located on Moulton Park, Talavera Court is well located near other businesses and amenities. There are a variety of professional and corporate occupiers nearby including a new Bewitched Drive Thru coffee outlet, Greggs & Domino's Pizza.

Moulton Park has excellent access to the A43 and in turn the A14 at Kettering to the north, together with the, A45 and Junction 15 of the M1 to the south.

Accommodation

The property has been measured on a Net Internal Area basis and is 2,320 sq ft (215.5 sqm)

Each floor is approximately 1,160sqft (107.76sqm) NIA.

Description

The property benefits from the following amenities:

- Ground floor
- Open plan accommodation
- 10 dedicated car parking spaces
- Comfort cooling
- Fitted kitchen
- W/C facilities
- Suspended ceilings
- Raised access floors with floor boxes
- LED lighting
- Close to local amenities including Greggs, Bewitched Coffee, Dominoes, Aldi & Miller & Carter.



PHOTO GALLERY
CLICK HERE



Local amenities – Bewitched Coffee, Greggs & Domino's Pizza.



Lease

A new effective FR&I lease to be negotiated.
Rent on Application.

Utilities

The tenant will be responsible for Utility costs.

Rates

The property is to be re-assessed by the rating authority.
However, based off the current rateable value it is expected to have a rateable value of approximately £32,500.

Interested parties are advised to make their own enquiries by contacting the Local Authority,

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/.

VAT

The incoming tenant will be responsible for the payment of any VAT.

EPC

B - a copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their costs.

Service Charge

There will be a service charge to cover shared services repairs and maintenance of common parts as well as a small charge to cover such items as external common areas, maintenance and lighting.

Viewing

Viewing and further information via the Sole Agents:



Jack Brown
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