



**Baker
Harman**

TO LET: Ground Floor Office/ Gym Premises



**Ground Floor, Unit 41 Lower Farm
Road, Moulton Park,
Northampton, NN3 6XF**

- 1,711 sq ft (158.96 sq m) Ground Floor Suite
- Allocated Car Parking
- Suitable for alternative uses (STP)
- Located on the popular Moulton Park Industrial Estate.

LOCATION

The Property is located on the Moulton Park Industrial Estate, which is approximately 3 miles northeast of Northampton town centre.

Lower Farm Road is located just off Talavera Way, which is the main estate road that provides a direct access to the A43. The A43 provides a direct dual carriageway access to Junction 15 of the M1, which is approximately 6 miles away.

Occupiers on Moulton Park include Nationwide, UPS, Jewsons, Great Bear, Goodwill Solutions CIC and Greencore.

DESCRIPTION

The subject property comprises a ground floor office area within a larger office/industrial unit.

The space to let was formally used as a personal training gym so could also be utilized for this use.

The property benefits from the following facilities/amenities:-

- Shared access
- Reception area
- Mixture of open and cellular space
- Kitchenette facilities
- WC facilities
- Space of a good level of specification with carpeted floors, painted walls, fluorescent strip lighting and wall mounted electric heaters
- Allocated parking.

ACCOMODATION

The property comprises a Gross Internal Area (GIA) of 1,711 sq ft (158.96 sq m).

EPC

This property will have an EPC Rating of 58 in Band C.

SERVICES

We understand that mains services are connected to the premises, although gas is not available in the ground floor suite. None have been tested by the agent.



BUSINESS RATES

The property has a rateable value of £2,075
The current Uniform Business Rate for 2026/27 is 43.2p in the £.

Businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.



VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

LEGAL COSTS

Each part is to bear their own legal costs

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TERM

The property is available by of a new full repairing and insuring lease at a guide rent of £12,500 pa exclusive.

VIEWING

To view and for further details please contact:



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