

To Let

High Quality Business Unit

Unit 1 W D Boxhub Deer Park Road
Moulton Park Industrial Estate Northampton NN3 6RZ



- High quality business unit
- Situated upon popular Industrial Estate
- Internal eaves height of approximately 9.5m
- Includes first floor office/ancillary accommodation

To Let £42,500 per annum exclusive

Location

The property is located within a modern courtyard development of similar business units situated upon the established Moulton Park Industrial Estate. There is good access from the estate to the ring road system which in turn connects with the A45 and A43 and also the M1 motorway at junctions 15, 15A and 16.

The surrounding locality comprises a mixed range of commercial properties. The estate is recognised as one of the principal commercial locations in Northampton and has attracted a number of prominent companies to include Nationwide Building Society and Greencore Plc.

Accommodation

The premises comprise a modern business unit constructed approximately 3 years ago. The property is of steel portal frame construction with full height profile steel cladding to the external elevations. Glazing panels have been incorporated at first floor level to allow a good level of natural light into the building. Above, there is a profile steel clad roof which has been lined and insulated internally and incorporates translucent roof panels. Access for loading purposes is gained via a single sectional door incorporated within the front elevation.

Internally, the premises have been fitted out to a high standard to include staircase access leading to well appointed offices at first floor level. The ground floor accommodation is predominantly open plan in design and benefits from an above average internal eaves height. Both modern kitchen and WC facilities are provided.

Externally, the building sits within a courtyard of similar units and benefits from good loading access together with a number of allocated car parking spaces situated to the front of the unit.

Areas

	Sq Ft	Sq M
Ground floor	2,515	233.64
First floor	821	76.27
TOTAL	3,336	309.91

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £42,500 per annum exclusive

Terms

The premises are available to lease upon flexible new full repairing and insuring lease terms.

Rateable Value: £20,000

Rates Payable: £9,980

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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Telephone: 01604 404060
Direct Line: 01604 783004

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[View Location](#)



RICS



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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