

# FOR SALE/TO LET

5,047 Sq Ft



**1 MOULTON COURT, ANGLIA WAY, MOULTON PARK INDUSTRIAL ESTATE, NORTHAMPTON, NORTHAMPTONSHIRE, NN3 6JA**

**WELL-FITTED HIGH-QUALITY BUILDING WITH PARKING & CHURCH PLANNING**

- Modern office building
- Large gated private car park
- Additional external storage space
- Full fitted and well decorated



# 1 MOULTON COURT, ANGLIA WAY, MOULTON PARK INDUSTRIAL ESTATE, NORTHAMPTON, NORTHAMPTONSHIRE, NN3 6JA

The property comprises a semi-detached, two storey building within a landscaped development and has a large car park along with 4x container stacked storage facility. The property has CCTV and intruder/fire alarms. Amenities include air conditioning, suspended ceilings with integral recessed Cat II LED lighting, low level perimeter trunking containing data and power, double glazing, carpeting and disabled WC facilities. Partitioning can be retained or removed.

## CHURCH PLANNING

Planning permission has been granted for the use of the building for a church.

## AIR CONDITIONING

HVAC: Panasonic ECOi three pipe VRF system c/w heat recovery, serving a total of 11No. wall units and 3No. cassettes. Spec available.

In addition: 3No. split units for separate areas and 3No. Ventilation units with heat recovery.

3No. local electric hot water heaters serve the kitchen and toilet cores. These areas also have local extract fans.

There are also 8No. local electric heater panels.

## Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

The property fronts Anglia Road in Moulton Park, one of Northampton's premier office locations. The property is 4 miles to the north of the town with access to the M1, M6 via the dual carriageway ring road and the A14 via the A43.

## Accommodation

|              | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| First floor  | 2,504        | 232.62        |
| Total        | 5,047        | 468.87        |
| <b>TOTAL</b> | <b>5,047</b> | <b>468.87</b> |

## Tenure

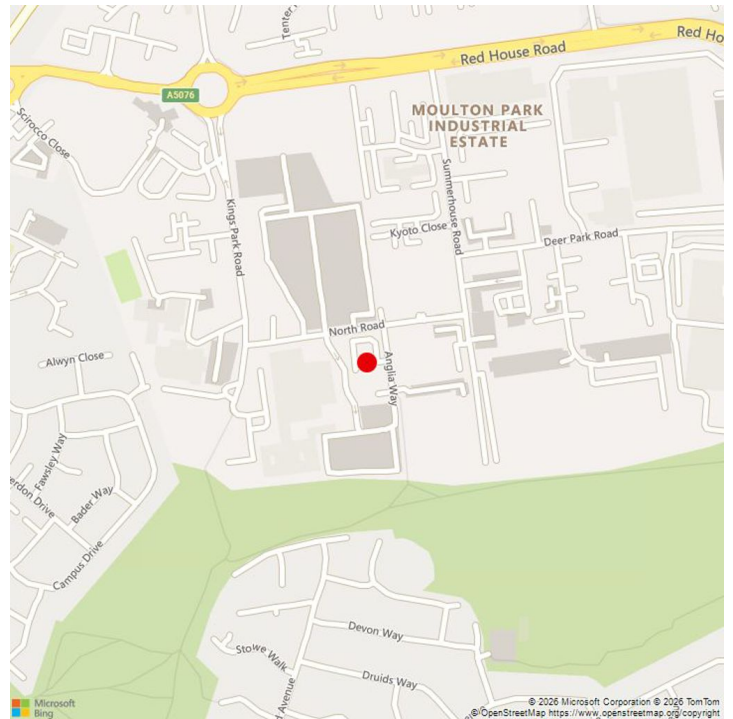
The whole building is available To Let as one unit; alternatively the first floor is offered To Let separately.

## Services

Electricity, water & drainage.

## Legal Costs

Each party to bear their own legal costs in the transaction



## Additional Information

### Price

£897,500

### Rent

£40,000 - £75,000 Per Annum

### EPC

B-rating

### Viewing

Viewing strictly by prior appointment with:

Stephen Chown

src@chowcommercial.co.uk