

To Let

Starter industrial unit located on the popular Moulton Park Industrial Estate, north of Northampton town centre.

6 Stafford Place
Moulton Park Industrial Estate NORTHAMPTON NN3 6NN



- Flexible terms available
- Ideal starter unit
- Good internal finish
- Good parking and circulation space
- 3 Phase electricity

To Let £16,500 per annum exclusive

Location

Stafford Place comprises a small courtyard of 20 modern industrial units arranged in terraces, located on the popular Moulton Park Industrial Estate.

Moulton Park is located to the North of Northampton and has access to strong infrastructure to the major surrounding towns and cities via the A43 and A503. The ring road surrounding Northampton also provides easy access onto the M1, the main link road between London and the North of the UK.

Accommodation

The property comprises a terraced industrial unit of steel-frame construction, with concrete blockwork walls beneath a pitched, profile-panelled roof incorporating translucent rooflights.

Internally, the unit provides workshop accommodation together with a separate office, WC and kitchenette facilities.

As part of an ongoing refurbishment programme, the units are maintained to a good standard and benefit from high levels of insulation. Each unit features a good-sized roller-shutter door, a separate pedestrian entrance and an additional entrance serving the office accommodation. The workshop areas offer good headroom of approximately 3 m to the lowest point and ample natural light.

Parking is available immediately outside each unit, with additional visitor spaces provided throughout the scheme. Generous circulation areas also allow convenient access and manoeuvring for large commercial vehicles.

Areas

	Sq Ft	Sq M
Unit 6	925	85.93
TOTAL	925	85.93

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 £16,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

Please note that this calculation is based upon gaining Small Business Rate Relief and only applies if you only occupy one property. (Rates payable are an estimate only. Applicant should verify with Local Authority).

Rateable Value: £11,250
Rates Payable: £0

Service Charge

Details available upon request.

Legal costs

The incoming tenant is to bear all parties reasonable legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of any VAT which the landlord may have a duty or choose to impose.

EPC

E - 90 Expiring 10th May 2032

Services

We understand that all mains services including water, gas, 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
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View Location



View EPC



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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