

To Let: Office Building



12 Cirrus Park
Lower Farm Road
Moulton Park
Northampton
NN3 6UR

- End of Terrace office building of 2,300 sq ft (213.73 sq m)
- 6 allocated car parking spaces
- Located on the popular Cirrus Park Development.

LOCATION

Cirrus Park is located on Moulton Park Industrial Estate in Northampton. Moulton Park is Located 3 miles north east of Northampton town centre. Lower Farm Road is located just off Talavera Way, which is the main estate road that provides direct access to the A43. The A43 provides direct access to the A45 and M1 at junction15.

High profile occupiers on Moulton Park include Nationwide, Jewsons, Greencore, UPS and Goodwill Solutions CIC

DESCRIPTION

The subject property comprises a modern end of terrace two-storey office building.

The property is fitted out to an excellent level of specification and benefits from the following amenities / specifications: -

- Suspended ceiling with inset LED lighting.
- Full raised access floors and trunking boxes and dado rail.
- Gas fired radiator central heating.
- Air conditioning and cooling.
- Carpeting.
- Lift to first floor
- WC on first floor and disabled WC facilities on ground floor.
- Kitchenette area on both floors.
- 6 allocated car parking spaces.
- Security door entry-phone system.

ACCOMMODATION

We have measured the property and calculated that they have a Gross Internal Area as follows: -

| | Sq ft | Sq m |
|--------------|--------------|---------------|
| Ground Floor | 1,161 | 107.91 |
| First Floor | 1,139 | 105.82 |
| TOTAL | 2,300 | 213.73 |



BUSINESS RATES

Rateable Value: £20,500

The Uniform Business Rate for 2025/26 is 0.499p in the £.

EPC

The property has an EPC rating of 69 within band C.

SERVICES

We understand that the property has all mains services with the exception of gas.

The services have not been tested and interested parties are requested to make their own enquiries in this regard.

SERVICE CHARGE

The property is subject to a service charge for the upkeep of the communal areas. Details are available on application.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal costs.

TERMS

The property is available on a leasehold basis either by way of a new full repairing and insuring lease at a guide rent of £22,500 per annum exclusive.

VIEWING

To view and for further details please contact:

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DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed