

For Sale / To Let

Modern Industrial/Warehouse Building

Unit 1 Summerhouse Place Summerhouse Road
Moulton Park Industrial Estate NORTHAMPTON NN3 6GL



- Located on popular industrial estate
- Accommodation includes good quality offices
- Constructed to a high specification
- Good eaves height and loading facilities

For Sale Guide Price £2,950,000 | To Let £185,000 per annum exclusive

Location

The premises are situated within a small courtyard development of modern industrial/warehouse buildings located upon the established Moulton Park Industrial Estate. There is good access onto the Northampton ring road system which connects via the A45 to junction 15 of the M1 Motorway.

The surrounding locality comprises a mixed range of commercial properties, which are occupied by prominent companies such as Nationwide Building Society & Greencore Plc. Various amenities are provided on the Estate.

Accommodation

The premises comprise a modern industrial/warehouse building of steel portal frame construction with full height, micro ribbed cladding to the external elevation. Above, there is a pitched profile steel clad roof which has been lined and insulated internally to incorporate translucent roof panels.

Internally, a section of integral 2-storey office/ancillary accommodation has been constructed to the front of the property whilst the remainder of the building is currently used for predominantly warehousing and light manufacturing purposes. Additional storage is provided upon a substantial mezzanine platform.

The office accommodation has been finished to a high specification throughout and includes part air conditioning. The warehouse area benefits from a sprinkler system. Access for loading is via 3 doors incorporated within the front elevation.

Externally, the premises are accessed via secure entrance. These leads in to a shared forecourt within which there is a section allocated to the subject premises for parking purposes.

Areas

	Sq Ft	Sq M
Warehouse	18,222	1,692.82
Mezzanine	15,472	1,437.35
Ground Floor Office	2,460	228.53
First Floor Office	2,460	228.53

TOTAL	38,988	3,621.99
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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 ingoing 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 purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price / Rent

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Terms

The property is available on either a freehold or leasehold basis.

Business Rates

Please note that the business rates are currently assessed jointly with a neighbouring unit, and are due to be reassessed.

Rateable Value: £224,000

Rates Payable: £107,520

Legal costs

Each party is responsible for their own legal costs incurred in the transaction.

VAT

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

EPC

Awaited

Services

We understand that all mains services including water, gas, drainage, and electricity are connected to the property. Prospective occupiers should note 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:

Ravi Varambhia - Underwoods

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Charles Church - Underwoods

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View Location



View Floorplans



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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