



**Baker
Harman**

TO LET:

Office Building

6 Month's Rent Free Available*



12 Cirrus Park

Lower Farm Road, Moulton Park

Northampton, NN3 6UR

- End of Terrace office building
- 1,139 – 2,300 sq ft (105.82 – 213.73 sq m)
- A total of 6 allocated car parking spaces
- Located on the popular Cirrus Park Development
- (*Rent Free assumes a 5-year lease).

LOCATION

Cirrus Park is located on Moulton Park Industrial Estate in Northampton. Moulton Park is located 3 miles northeast 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 junction 15.

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 (GIA) as follows:-

Ground Floor	–	1,161 sq ft(107.91 sqm)
First Floor	–	1,139 sq ft(105.82 sqm)
Total	–	2,300 sq ft(213.73 sqm)

EPC

The property has an EPC Rating of 69 in Band C.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

LEGAL COSTS

Each party is to bear their own legal costs.

BUSINESS RATES

Rateable Value: £20,750

The Uniform Business Rate for 2026/27 is 43.2p in the £.



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.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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 pa exclusive. Consideration will also be given to renting this property out on a floor by floor basis at a rent of £12,500 pa per floor.

VIEWING

To view and for further details please contact:



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