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eddisons.com

OFFICES – FOR SALE / TO LET

Eddisons

Incorporating Budworth Hardcastle



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

For Sale £950,00 exclusive

Size: 5,049 sq ft (469.05 sq m)

Rent: £75,000 per annum exclusive for the whole.

£40,000 per annum exclusive for the first floor

- Self contained ground and first floor offices – may split into floors
- Large tarmac forecourt parking area for 17 cars
- Compound area for container external storage.
- Potential to offer secure site

LOCATION

The property is located on the well established Moulton Park commercial estate having a mixture of office and industrial premises with access a short distance from the main Redhouse Road/A5076 via Summerhouse Road onto Anglia Way.

Junction 15 of the M1 is approximately 7 miles away and the town centre approximately 3 miles away. The A14 dual carriageway is easily accessed via the A43 approximately 12 miles. The A14 gives excellent east west connections to the M1/M6 to the west and the A1/M11 to the east.

Northampton's mainline train station with trains into London (Euston) and Birmingham (New Street) both just over an hour's journey time.

DESCRIPTION

1 Moulton Court is a semi detached two storey office building with a pyramid tiled roof with a further flat roof extension to the rear. The property has cavity brick block walls with aluminium powder coated double glazed windows and doors having a large tarmac parking area to the side but also has a secure compound area to the rear housing storage containers.

Internally the property has suspended ceilings, LED lighting throughout and perimeter trunking. Heating and ventilation is via a HVAC Panasonic ECOi three pipe VRF system providing both heating and cooling with full spec available on request. There are further supplemental electric panel heaters.

The property is fitted with partitioned offices, two reception entrance areas, male and female wc's on the ground floor and the first floor in a more open plan format with several small partitioned offices located within and additional wc block capable of being split into male and female.

SERVICES

It is understood that electric, gas, water and mains drainage are connected or available to the property. Eddisons have not tested any of the incoming services and any interested parties should make their own enquiries.

ACCOMMODATION

The accommodation has been measured in a net internal basis and is approximately as follows:

Ground floor Stores:	151 sq.ft. (14 sqm)
Offices inc kitchen and reception:	2390 sq.ft. (222 sqm)

First floor offices: 2508 sq.ft. (233 sqm)

Total approx area: 5049 sq.ft. (469 sqm)

Parking for approximately 17 vehicles plus separate pound housing two containers stacked on top of each other.

LEASE TERMS

The offices are available on a new full repairing and insuring lease with a term of years and rent review pattern open to negotiation with a headline for the whole of **£75,000** per annum exclusive. £40,000 per annum exclusive for the First Floor.

FREEHOLD

The property can also be available freehold for sale seeking offers in excess of **£950,000** exclusive of VAT.

VAT

All figures quoted in these details are exclusive of VAT that we are informed will be applicable.

PLANNING

The property has been used as offices and any prospective occupiers should make their own enquiries to the West Northamptonshire Council on 03000 126 7000.

RATES

We understand from VOA website that the property has a rateable value of £39,500.

The standard business rate multiplier for the financial year 1st April 2024 – 31st March 2025 for properties below £51,000 is 49.9p in the £.

Any prospective occupier should check the details with the West Northamptonshire Council on 03000 126 7000.

TENURE

Leasehold or Freehold.

ANTI-MONEY LAUNDERING

In accordance with the anti-money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

LEGAL COSTS

Each party to bear their own costs.

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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EPC

The property known as 1 Moulton Court, Anglia Way, Moulton Park, Northampton, NN3 6JA has an energy performance rating of B/33.

VIEWING

Strictly via the Joint Agents Eddisons:

Gilbert Harvey: Gilbert.Harvey@eddisons.com
01604 604070 or 07730 416962

Amanda Lawrence: Amanda.Lawrence@eddisons.com
01536 483400 or 07814 739051

Joint Agent: Chown Commercial:
Contact: Stephen Chown – 01604 604050



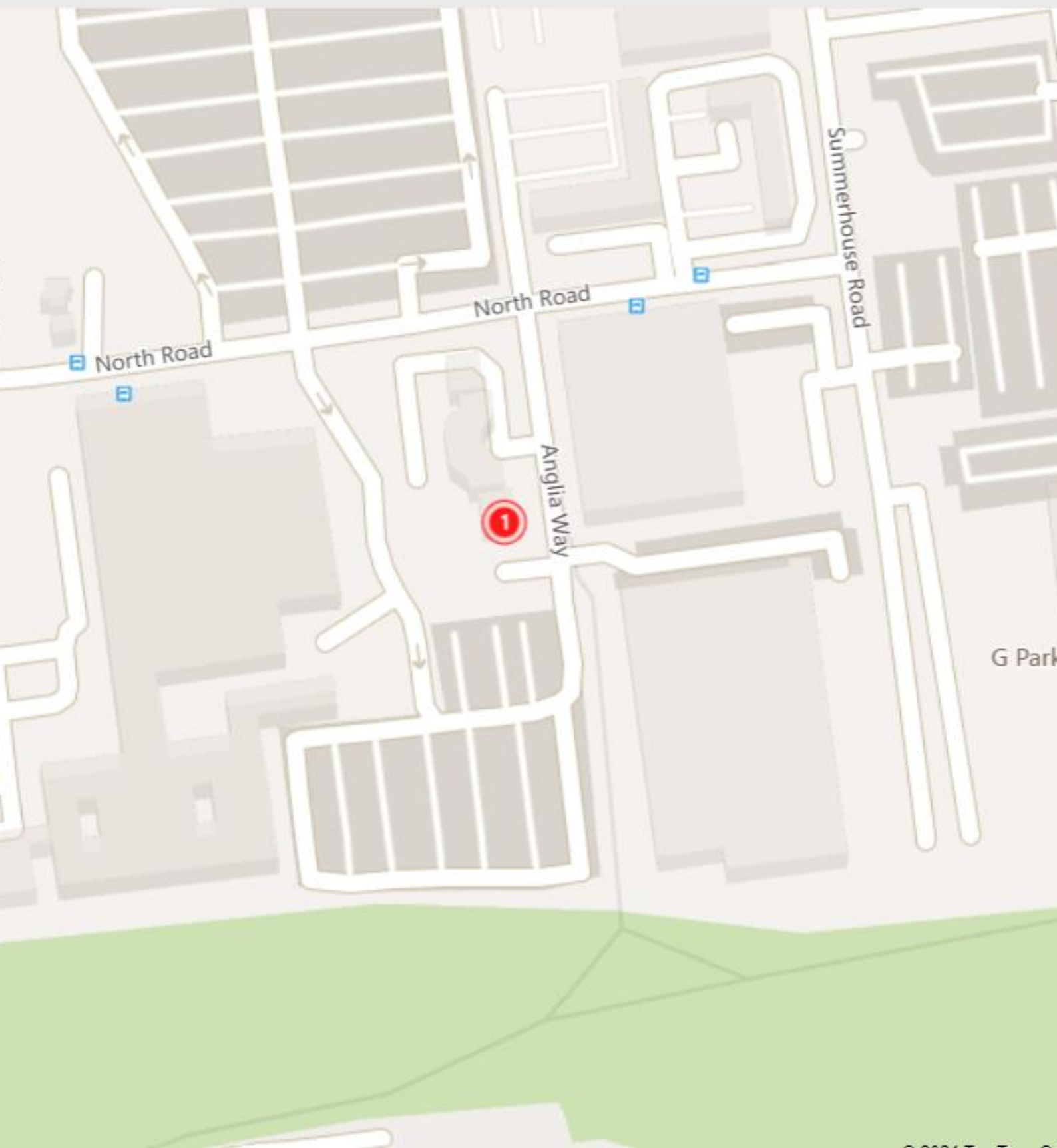
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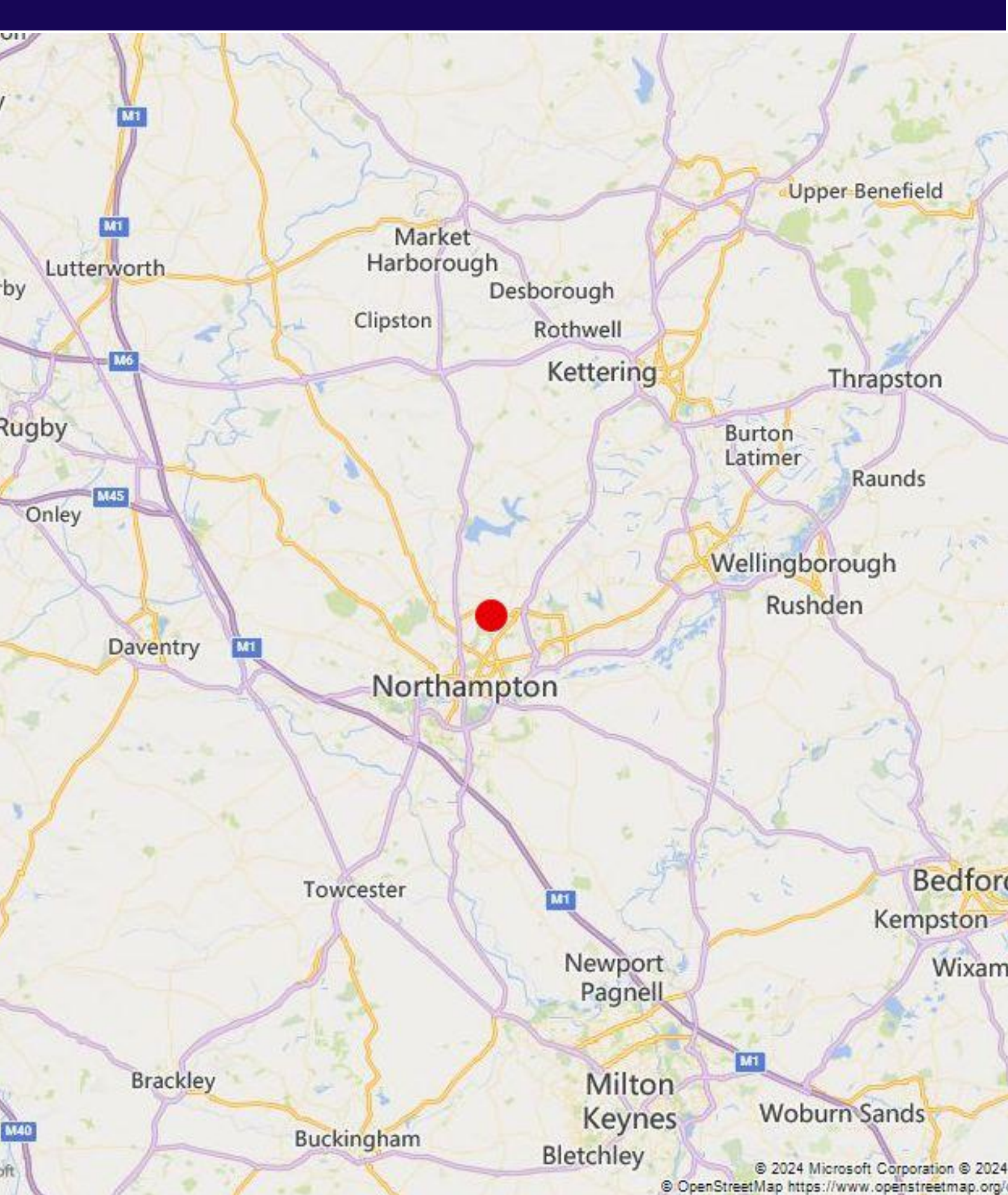
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