



ANGLIA WAY, MOULTON PARK, NORTHAMPTON, NN3 6GF

WARMFLAMEDEVELOPMENTS.COM/ANGLIAWAY

NEW INDUSTRIAL/WAREHOUSE UNIT FOR SALE / TO LET

UNIT 2 – 25,867 SQ FT (2,403 SQ M)

AVAILABLE NOW

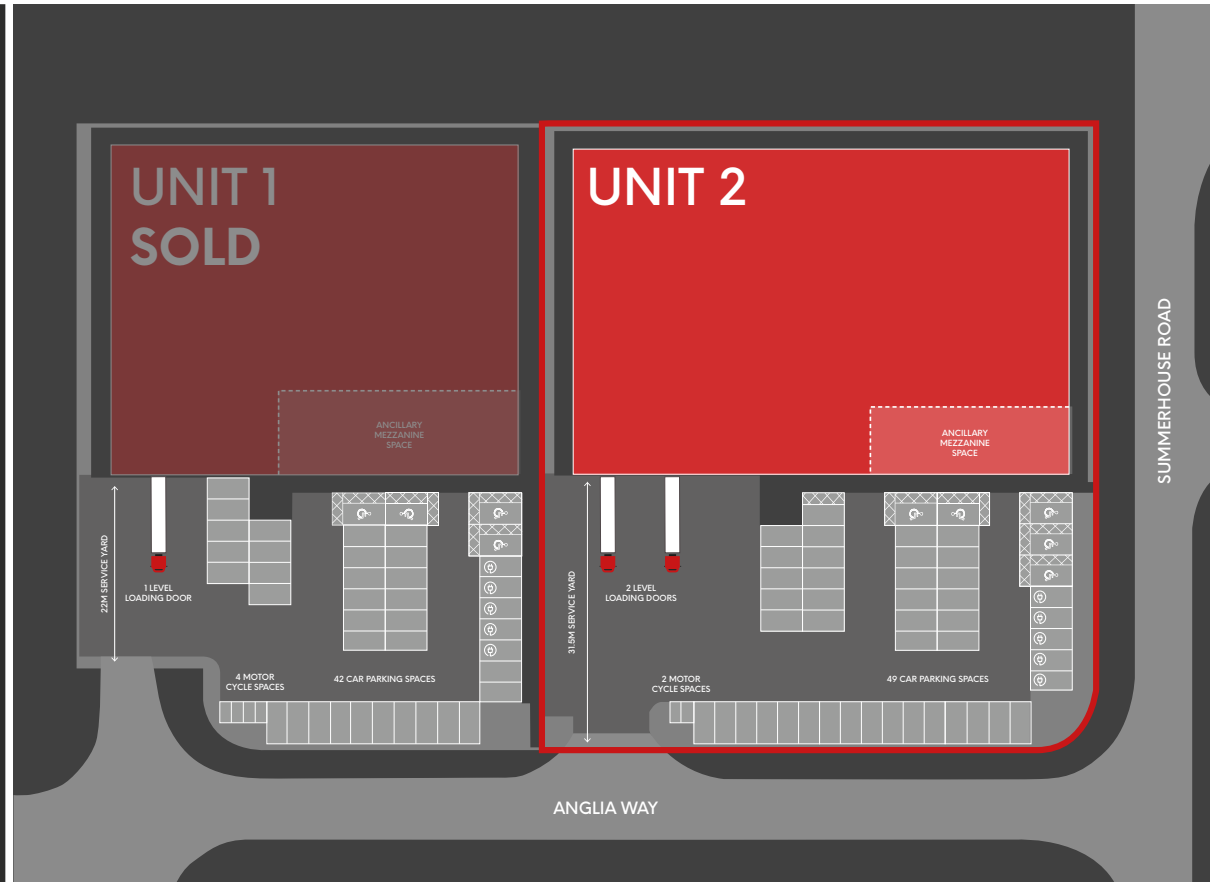
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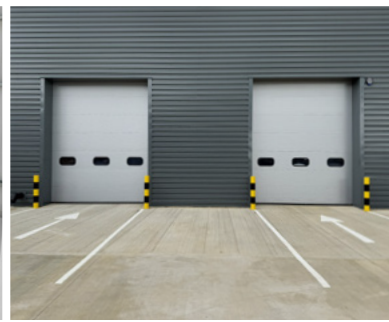


HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

UNIT 2	SQ FT	SQ M
GF	23,795	2,211
MEZZANINE	2,072	192
TOTAL GIA	25,867	2,403

All areas are approximate on a GIA (Gross Internal Area) basis.





SPECIFICATION

Unit 2 has been constructed to a very high specification, benefiting from a range of exceptional amenities.



Mezzanine floor for office or additional storage uses



8m clear internal height



2 electrically operated level access doors



Yard depth 31.5m



Secure cycle parking



15% warehouse roof lights



6 electric vehicle charging points



Uniformly distributed 50kN/m² floor slab loading



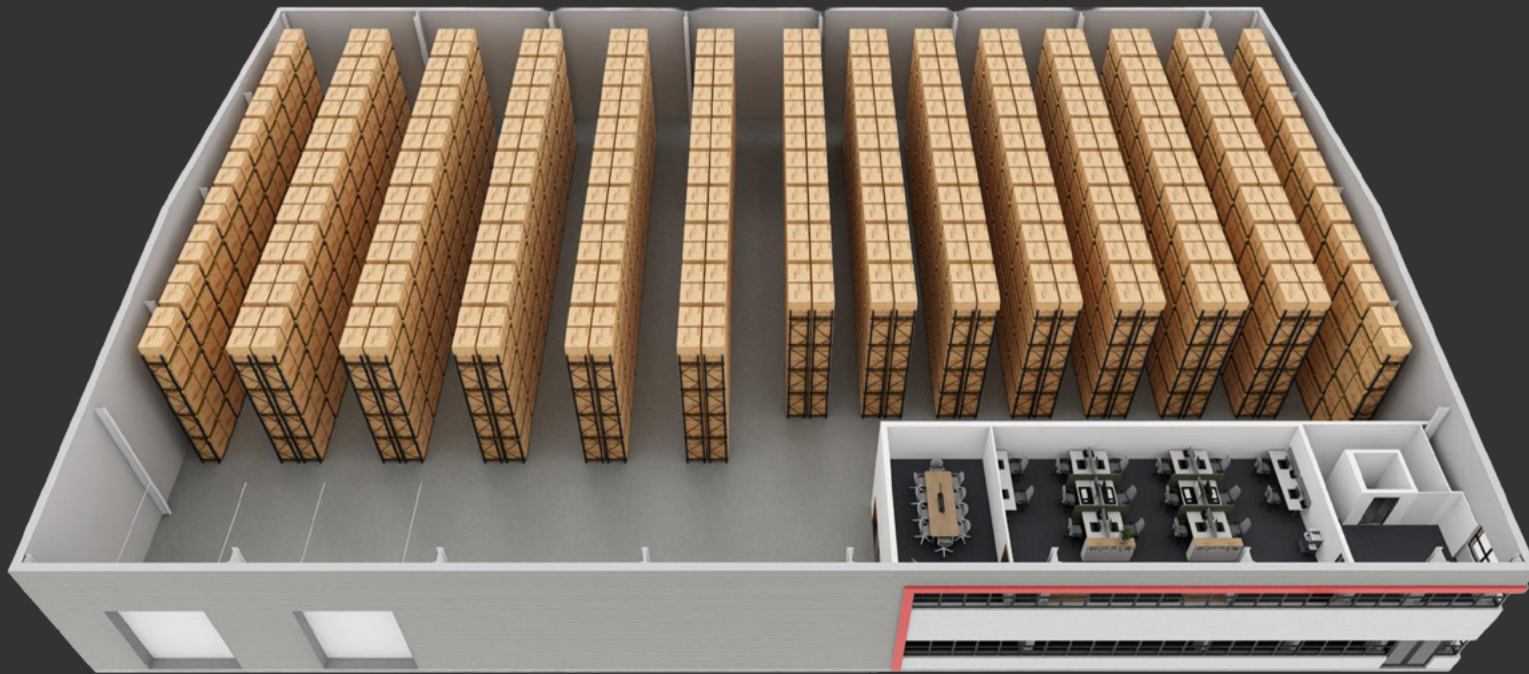
Steel portal frame construction



575kVA available power supply



Dedicated secure yard area and car parking



RACKING AND OFFICE LAYOUTS

Wide-aisle pallet racking – up to 1,880no. UK pallet locations.

Narrow-aisle pallet racking – up to 2,560no. UK pallet locations.

First Floor Open Plan Offices – 12 to 16 workstations plus Boardroom for 10 people.

Ground Floor to underside of Mezzanine – Canteen, Warehouse Office for 4-6 staff, Toilet Facilities.

FIRST FLOOR OFFICE



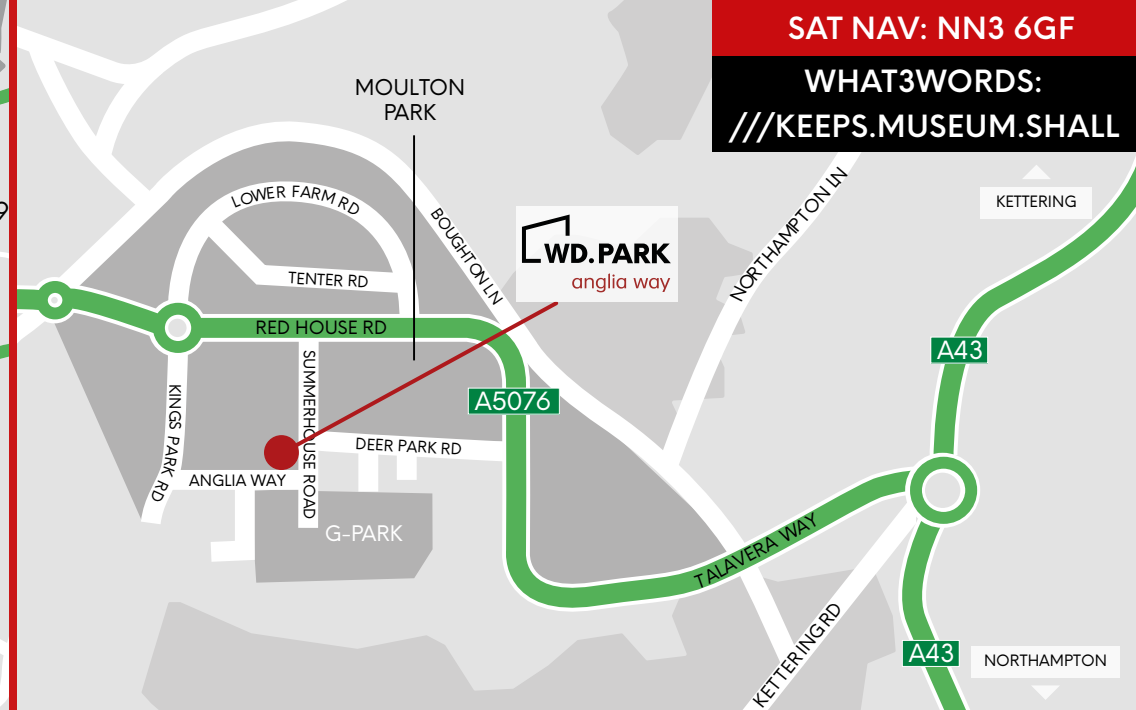
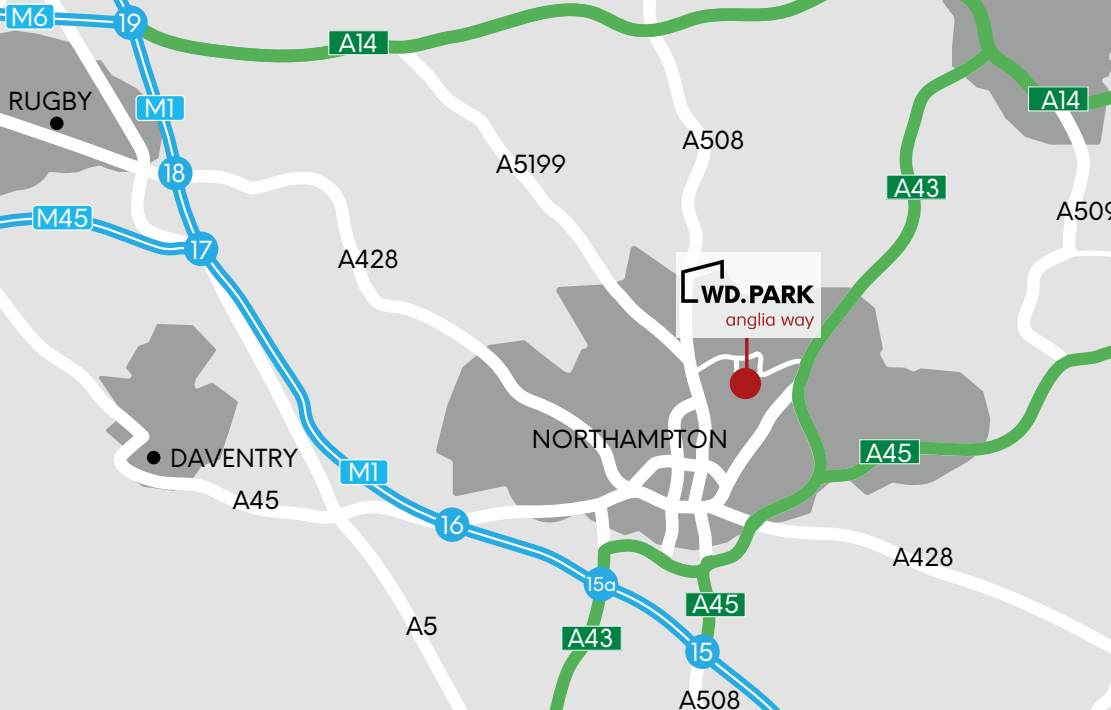
GROUND FLOOR



SAT NAV: NN3 6GF

WHAT3WORDS:

///KEEPS.MUSEUM.SHALL



LOCATION

The site is situated fronting Summerhouse Road/Anglia Way on the Moulton Park Industrial Estate, one of the town's key employment areas and is home to a number of major occupiers such as Nationwide Building Society, Horiba, Winvic Construction and Greencore.

Moulton Park is approximately 4 miles north east of Northampton town centre. Located in the heart of England, Northampton's central location offers excellent communication links, with three junctions of the M1 motorway (15, 15A and 16) all providing easy links to Birmingham in the north, and London to the south. The A14 is located approximately 10 miles to the north and provides access to the east coast ports.

The town benefits from a good train service to London Euston.

PLANNING

Unit 2 benefits from detailed planning permission for Class E(g)(iii) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

VAT

All prices quoted are exclusive of VAT, which will be chargeable at the prevailing rate.

EPC & BREEAM

EPC Available upon request.
BREEAM 'VERY GOOD'.

TERMS

Unit 2 is available on both a freehold and leasehold basis. Price on application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing is available via the joint agents.



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Another development by

