

FOR SALE

Guide price: £1,000,000

**1 Pondwood Close
Moulton Park
Northampton NN3 6RT**



A rare opportunity to acquire a freehold warehouse on Northampton's popular Moulton Park.

LOCATION

The property is located on the north side of Moulton Park with easy access to Northampton's main road network, the A14 and the M1 motorway at junction 15, 15a and 16.

DESCRIPTION

Standing on a site of c.3/4 acre, the accommodation comprises a brick built warehouse. Amenities include double glazed windows, gas radiator central heating to offices, roller shutter door, space heating to the warehouse area and a 2-ton crane.

ACCOMMODATION

Gross Internal Area:	1543.8 Sq m (16,617 Sq Ft)
Of which	
Ground & First Floor Offices	355.6 Sq.m. (3828 Sq.Ft.)
Mezzanine stores:	53.9 Sq.m. (580 Sq.Ft.)

TERMS

The property is offered for sale by private treaty. Offers in the region of £1m for the unencumbered freehold interest.

RATES

Rateable Value: £46,000

SERVICES

We understand that all mains services are available to the building including both single and phase 3 electricity. The property is alarmed.

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by prior appointment with the Sole Agent:



src@chowncommercial.co.uk



Additional photographs

