

TO LET

Grade A Gigabit ready offices

**1 TALAVERA COURT
MOULTON PARK
NORTHAMPTON NN3 6RW**

LOCATION

The property is located in a brand-new courtyard office development on the entrance to Moulton Park, one of Northampton's premier employment areas, just 4 miles to the north of the town with access to the M1, M6 via the dual carriageway ring road and the A14 via the A43.

DESCRIPTION

A modern brick-built office premises under a pitched tiled roof providing an office suite on the first floor. The premises provide well-fitted, fully carpeted office space incorporating suspended ceilings, recessed category II lighting and raised access floors. Each floor has WC and kitchenette. There is a security-controlled reception. There is a fully fitted shower room on the ground floor. Heating and cooling via ceiling mounted air conditioning units. Adjacent to the building is allocated parking space for 12 cars for the suite. The office suite has 2 glass partitioned rooms.

ACCOMMODATION

| | |
|--------------|--------------------|
| Ground Floor | 1,250 sq ft |
| First Floor | 1,250 sq ft |
| Total | 2,500 sq ft |

TERMS

The premises are available on a new lease drawn on full repairing and insuring terms. Rent £35,000 per annum exclusive.



RATES

Rateable Value: £24,000.

EPC RATING

An EPC has been commissioned and is available upon request.

SERVICES

Electricity, Water and Drainage. Gigabit ready.

VAT

VAT will be charged

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:

Stephen Chown

Chown Commercial

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