

TO LET

Rent: £32,500 pa exclusive

**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 newly constructed 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 internal repairing and insuring terms. Rent £32,500 per annum exclusive.



RATES

Rateable Value: £30,500.

EPC RATING

An EPC has been commissioned and is available upon request.

SERVICES

Electricity, Water and Drainage

VAT

VAT will be charged

LEGAL COSTS

Ingoing tenant to pay £300 plus vat for the preparation of a Law Society Lease.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:

Hannah Bunting

Chown Commercial

Tel: 01604 604050

hb@chowncommercial.co.uk

Stephen Chown

Chown Commercial

Tel: 01604 604050

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Additional Photographs



Kitchen Area

Lighting



Shower Area

Disabled Toilet

Toilet



Additional Photographs



Upper Floor Office



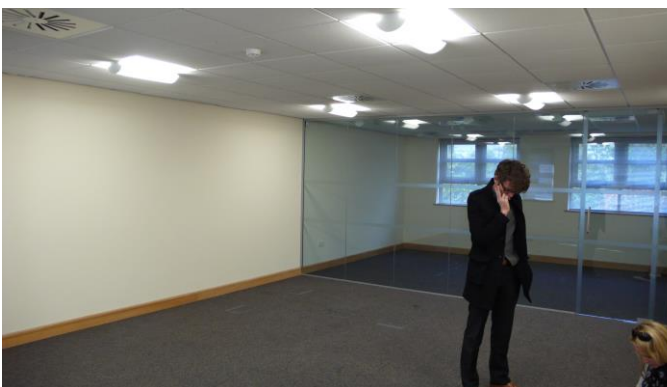
Upper Floor Office



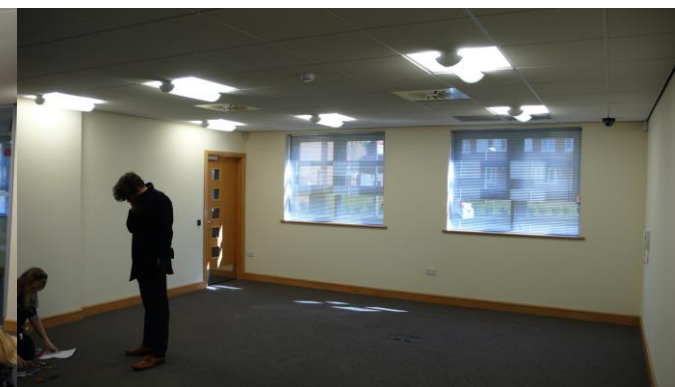
Stairwell



Storage Area



Ground Floor Office



Ground Floor Office

