

## TO LET

2/3 Owl Close  
Moulton Park  
Northampton  
NN3 6HZ

**Rent: £20,000 per annum**



### LOCATION

The property is located 4 miles north side of Northampton with easy access to Northampton's main road network and the M1 motorway at junction 15.

### DESCRIPTION

The accommodation comprises an end of terrace clear span Portal framed warehouse with predominantly internally lined and insulated profile steel cladding to external elevations and roof covering.

### ACCOMMODATION

Ground floor: c.2,000 Sq.ft. (185.8m<sup>2</sup>)

### TERMS

The property is offered to let on full repairing terms at an initial rent of £20,000 per annum.

### RATES

Rateable Value: £6,300 pa

Subject to Small Business Rates Relief, zero rates may be payable.

### SERVICES

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

There is private pedestrian rear access and a roller shutter door to the front with parking outside.

### 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:

