

## TO LET

### MODERN OFFICE BUILDING

**29 CHARTER GATE  
MOULTON PARK  
NORTHAMPTON NN3 6QB**

#### LOCATION

The property is situated within the Charter Gate Development at the of Quarry Park Close on the Moulton Park Industrial Estate, approximately 3 miles north-east of Northampton town Centre. The estate is one of Northampton's principal employment areas and provides good access to junction 15 of the M1 motorway (approximately 7 miles) via the A45 as well as the A14 to Kettering (approximately 15 miles via the A43)

#### DESCRIPTION

The property comprises of a md terrace industrial unit of steel portal from construction with brick external elevations, under a pitched double skin profile sheet clad roof, incorporating translucent light panels. Aluminium double-glazing is fitted throughout.

Access can be gained to the storage area via double doors and pedestrian access is gained via a further door to the front of the property. There are 10 car parking spaces.

#### ACCOMMODATION

3,376 sq. ft (313m<sup>2</sup>)

#### LEASEHOLD TERMS

The premises are offered on a new, full repairing and insuring lease. The property is offered at £33,500 per annum.



#### SERVICES

Electricity, Drainage, Water. Heating is by a Night Storage Heaters, Lighting is by fluorescent strip lights. WC's are provided on the Ground Floor

#### RATES

The Rateable Value: £16,500

#### VAT

The terms quoted are exclusive of any VAT.

#### COSTS

Each party to bear their own costs.

#### VIEWING

By prior appointment with the sole agents:

Stephen Chown

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