

## TO LET

### MODERN OFFICE BUILDING

**3 BROOKFIELD  
DUNCAN CLOSE  
MOULTON PARK  
NORTHAMPTON  
NN3 6WL**

#### LOCATION

The property is located in a modern courtyard office development and has been recently refurbished. Moulton Park is one of Northampton's premier office locations being 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

"Brookfield" comprises 14 high quality, two storey office buildings within a landscaped development. The property has amenities including suspended ceilings with integral recessed Cat II lighting, full raised access floors and trunking boxes, double glazing and electric heating, carpeting and disabled WC facilities. Parking for six vehicles. There is a security door entry-phone system.

#### ACCOMMODATION

Total Floor Area: 1,450 Sq. ft

#### LEASEHOLD TERMS

The premises are offered on a new, full repairing and insuring lease. The property is offered at £19,000 per annum.

#### RATES

The Rateable Value: £13,250



#### VAT

The terms quoted are exclusive of any VAT. VAT will be payable on the rent.

#### COSTS

Each party to bear their own costs.

#### VIEWING

By prior appointment with the sole agents:

Stephen Chown

Tel: 01604 604050

E-mail: [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

