

TO LET

**3 Scirocco Close
Moulton Park Office Village
Northampton
NN3 6BW**



LOCATION

The Moulton Park Office Village is a well-established office location comprising 19 modern Office buildings in blocks of 4 or 5 Units. Moulton Park itself lies 4 miles north of the town centre within easy reach of Kingsthorpe neighbourhood shopping centre where retail, banking and leisure facilities may be found.

DESCRIPTION

The building is constructed in modern insulated brick and block under a tiled roof, built in 1989. Finished to a good standard, amenities include double-glazed windows, carpeting throughout, night storage heaters, perimeter trunking and small kitchenette.

4 car spaces are allocated to the building with additional car parking available in the overflow car park adjacent to the unit.

ACCOMMODATION

Total GIA 1,165 Sq. Ft. (108.23 m²)

BUSINESS RATES

VOA Website 2010 Assessment
Rateable Value £10,000

EPC

An EPC has been commissioned, and is available upon request.

SERVICES

Electricity, Drainage, Water, Night Storage Heaters, Fluorescent strip-lights, Kitchenette and WC's.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

TENURE

The property is available with vacant possession or to let on a new, effective full repairing and insuring lease. Term to be agreed. The tenant is responsible for the Scirocco Close Service Charge which is paid quarterly. Leasehold Guide Rent: £14,500 pax.

TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant office accommodation.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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