

TO LET

MODERN AIR CONDITIONED OFFICE BUILDING

**34 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 mid-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.

There are 6 car parking spaces.

ACCOMMODATION

Ground Floor 1,400 Sq Ft
First Floor 1,400 Sq Ft
Total 2,800 Sq Ft

LEASEHOLD TERMS

The premises are offered on a new, full repairing and insuring lease.
The property is offered at £28,000 per annum.



SERVICES

Electricity, Drainage, Water. Heating and cooling is via air conditioning although the Night Storage Heaters, have been retained. Lighting is integrated into the suspended ceiling. WC's are provided on Ground and First Floor

RATES

The Rateable Value: £13,250

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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