

TO LET

Leasehold: £45,000pa

**36/37 DUNCAN CLOSE
MOULTON PARK
NORTHAMPTON
NN3 6WL**

LOCATION

The property is located in a modern courtyard office development. 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, trunking boxes, double glazing, gas radiator central heating, carpeting and disabled WC facilities. There are 12 car parking spaces in an allocated car park.

ACCOMMODATION

Total Floor Area: 3,555 sq. ft. (330 m²)

TERMS

The premises are offered on a new, full repairing and insuring lease. The property is offered at £45,000 per annum.

RATES

Rateable value: £25,500
Rates Payable: £12,214 for the year to April 2018



SERVICE CHARGE

Electricity, Gas, Water and Drainage (No tests have been carried out)

VAT

The terms quoted are exclusive of any VAT.

COSTS

Ingoing tenant to pay the landlord's costs incurred in the preparation of the lease.

VIEWING

Strictly by prior appointment with Sole Agent:

Chown Commercial

Stephen Chown

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