

FOR SALE OR TO LET

MODERN OFFICE BUILDING

**4 BROOKFIELD
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, full raised access floors and trunking boxes, double glazing and electric heating, carpeting and disabled WC facilities. Parking for nine vehicles. There is a security door entry-phone system.

ACCOMMODATION

Total Floor Area: 1,450 Sq. ft
With 9 allocated car spaces

TERMS

The premises are offered for sale at £265,000 or on a new, full repairing and insuring lease on terms to be agreed at a rent of £18,500 per annum.

RATES

The Rateable Value: £13,250



EPC

EPC is available upon request.

VAT

VAT will be payable on the rent or price

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

