

TO LET

FIRST FLOOR MODERN OFFICE SUITE

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

LOCATION

The property is located in a modern courtyard office development in amongst other modern office buildings. 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 well maintained, landscaped development. Amenities include suspended ceilings with integral recessed Cat II lighting to 500 lux, full raised access floors and trunking boxes, double glazing and gas-fired central heating, carpeting and disabled WC facilities. Parking for 9 vehicles. There is a security door entry-phone system.

ACCOMMODATION

Total Floor Area: 750 Sq. ft (69.7m²)

LEASEHOLD TERMS

The premises are offered on a new flexible lease on full repairing and insuring terms subject to a service charge at an initial rent of £9,750 per annum exclusive

RATES

The Rateable Value will be split upon completion.



VAT

The terms quoted are exclusive of any VAT that may be chargeable.

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



