

## TO LET

### 2 ADJACENT OFFICE SUITES

**GROUND FLOOR**  
**KINGSFIELD HOUSE, 8 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 air conditioning, 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. There is a security door entry-phone system & bicycle parking.

### ACCOMMODATION

Suite A: 750 Sq.Ft.  
Suite B: 1250 Sq.Ft.  
Total Floor Area: 2,000 Sq. ft

Ample allocated car parking

### TERMS

The suites are offered on a new, full repairing and insuring lease on terms to be agreed at a rent of £13.50 per sq ft per annum either individually or as one suite.

### RATES

- A. Rateable Value: £6,900
- B. Rateable Value: £10,000

### 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](mailto:src@chowncommercial.co.uk)

