

TO LET

MODERN OFFICE BUILDING

Rent: 12,000 pa exclusive

8 SCIROCCO CLOSE
MOULTON PARK
NORTHAMPTON. NN3 6AP

LOCATION

The Moulton Park Office Village is a well-established office location comprising 19 modern Office buildings in blocks of 4 or 5 Units. Moulton Park itself lies 4 miles north of the town centre within easy reach of Kingsthorpe neighbourhood shopping centre where retail, banking and leisure facilities may be found.

DESCRIPTION

A two-storey office building with double glazed window casements, night storage heaters, perimeter trunking and w.c. and kitchen facilities. 4 car spaces are allocated to the suite with additional car parking available in the overflow car park adjacent to the unit.

ACCOMMODATION

Ground Floor Offices: 524 Sq.Ft.
First Floor Offices: 641 Sq.Ft.
Total: 1,165 Sq.Ft. (108m²)

TERMS

The building is offered at £12,000 pa on a flexible lease.

RATES

The R.V. is £9,400
The building is expected to attract Small Business Rates Relief.



SERVICES

Electricity, Water, W.C. and Drainage

Utilities and service charge are to be paid by the tenant.

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

EPC

An EPC has been commissioned and is available to view by request.

COSTS

The preparation of the lease will be charged to the incoming tenant.

VIEWING

Strictly by prior appointment
with the Sole Agent:



STEPHEN CHOWN

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