

## TO LET

### OPEN PLAN OFFICE SUITE

Rent: £7,200 pa exclusive

**GROUND FLOOR, 9/10 SCIROCCO CLOSE  
MOULTON PARK  
NORTHAMPTON**



#### 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

The office suites are located on the ground floor of a two-storey office building. The property benefits from double glazed window casements, night storage heaters, perimeter trunking and w.c. and kitchen facilities. 2 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: 600 Sq.Ft.

#### TERMS

The suite is offered at £7,200 pa on a flexible lease.

#### RATES

The rating assessment will require splitting following the letting. The suite 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.

#### COSTS

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

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:



24 Bridge Street, Northampton NN1 1NT

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