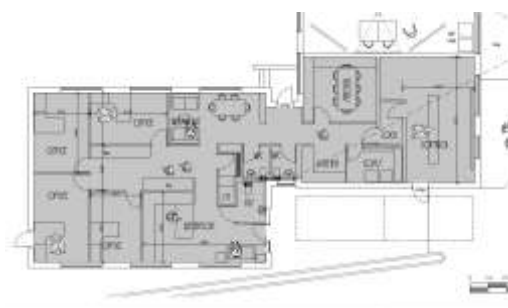


TO LET

MODERN OFFICE AND WORKSHOP BUILDING

**ENCON HOUSE
2 OWL CLOSE
MOULTON PARK
NORTHAMPTON
NN3 6HZ**



LOCATION

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

Encon House comprises a single storey office and workshop/warehouse building with within a landscaped plot. The property has amenities including suspended ceilings with integral recessed Cat II lighting, double glazing and electric heating, carpeting and disabled WC facilities. Parking for 6 vehicles. There is a security door entry-phone system and a roller shutter to the storage facility.

ACCOMMODATION

Ground floor office/workshop: c.185m2 (c. 2000 Sq.Ft.)

LEASEHOLD TERMS

The premises are offered on a new, full repairing and insuring lease. The property is offered at £25,000 per annum.

RATES

The Rateable Value to be reassessed

VAT

The terms quoted are exclusive of any VAT. VAT will be payable on the rent.

EPC

An EPC has been undertaken and is available upon request

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



