

TO LET

**FIRST FLOOR OFFICE SUITE
THE KINGSFIELD CENTRE
8 BROOKFIELD
DUNCAN CLOSE
MOULTON PARK
NORTHAMPTON NN3 6WL**



A rare opportunity to take a new lease on a prominently located will partitioned office accommodation with car parking

LOCATION

The property is in a new courtyard office development completed only recently. 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 first-floor suite has amenities including suspended ceilings with integral recessed Cat II lighting, full raised access floors and trunking boxes, double glazing, gas radiator central heating, carpeting and disabled WC facilities. There is a security door entry-phone system to both suites. There are electric car charging points mounted externally.

ACCOMMODATION

First Floor Suite: 1978 Sq. Ft (183.8 m2)
8 Allocated spaces. There are additional spaces

TERMS

The accommodation is offered by way of a new full repairing and insuring lease for a term to be agreed with regular rent reviews. The lease will be contracted out of the provisions for security of tenure within the Landlord and Tenant Act 1954 Pt II.

RENT

£26,000 per annum exclusive.

VAT

VAT will be chargeable upon the rent.



COSTS

Ingoing tenant to pay the landlord's costs incurred in the preparation of the lease.

SERVICES

Electricity, Gas, Water and Drainage (No tests have been carried out)

RATES

The Rateable Value: £18,250 per annum as stated on the VOA website

VIEWING

Strictly by prior appointment with the sole agents

Chown Commercial
01604 604050

STEPHEN CHOWN
src@chowncommercial.co.uk

