

# TO LET



## FRANCIS CRICK HOUSE

High Quality Office Space

Royal Pavilion  
Moulton Park  
Northampton

13,371 sq. ft. (1,242.2 m<sup>2</sup>)  
Open plan on single level floor  
57 Car Parking Space

## Location

The property is located on Moulton Park's Summerhouse Pavilions courtyard office development.

Moulton Park is one of Northampton's premier employment areas and which is situated approximately 4 miles north of Northampton town center.

Moulton Park accommodates a range of small, medium and large corporate occupiers including the Nationwide Building Society, Evans Easy Space, Greencore, Goodwill Solutions and Kings Park Leisure and Conference Centre.

## Description

Francis Crick House is a Modern Office building constructed in the early 1990's and fully refurbished by Roxhill in 2008 to include raised access floors gas fired central heating.

## Accommodation

The floor can be taken as a whole or can be split.

<b>Suite A</b>	5,616 sq. ft.	521.79 m <sup>2</sup>
<b>Suite B</b>	2,879 sq. ft.	267.55 m <sup>2</sup>
<b>Suite C</b>	4,682 sq. ft.	435 m <sup>2</sup>
<b>Total 2<sup>nd</sup> Floor</b>	13,178 sq. ft.	1,224.34 m <sup>2</sup>

## EPC

Available Upon Request.

## Terms

The accommodation is available to let by way of a new effective full repairing and insuring lease.

## Business Rates

Current RV £103,752 - Subject to possible reassessment.

## Services

All mains services are connected to the property. None have been tested and prospective occupiers are advised to make their own enquiries in this regard.

## Service Charge

Service charge budget on application

## Legal Costs

Each party to bear their own legal costs.

## VAT

All figures, premiums and rents etc. are quoted exclusive of VAT charged at the prevailing rate that our client may have a duty or choose to impose. unless stated otherwise.

## Viewing and Further Information

Viewing strictly by prior appointment with sole agents:

Simon Chown  
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These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

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SUITE A

SUITE C

SUITE B

SECOND FLOOR

0 5 10  
SCALE 1:200 - METRES

