

## FOR SALE

### PROMINENT QUALITY OFFICE BUILDING

**3 PREMIER COURT  
MOULTON PARK  
NORTHAMPTON  
NN3 6LF**

#### LOCATION

The property is prominently located in a modern courtyard office development fronting Red House Road running through Moulton Park, one of Northampton's premier office locations. The property is 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

Premier Court comprises 5 high quality, two storey office buildings within a landscaped development.

The property has amenities including air conditioning, suspended ceilings with integral recessed Cat II lighting, full raised access floors and trunking boxes, double glazing and gas fired central heating, shower room, carpeting and disabled WC facilities.

There is a security door entry-phone system and a high quality office fit-out.

#### ACCOMMODATION

Ground floor:	89.7m2	(966 Sq.Ft.)
First floor:	87.9 m2	(946 Sq.Ft.)
Total Floor Area:	<b>177.6m2</b>	<b>(1,912 Sq. ft)</b>

Allocated car parking for 8 cars

#### TERMS

The building is offered for sale at £425,000



#### RATES

Rateable Value: £22,000 from 1<sup>st</sup> April 2023.

#### EPC

EPC is available upon request.

#### VAT

VAT will be payable on the rent or price

#### 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](mailto:src@chowncommercial.co.uk)

