

## TO LET

### GROUND FLOOR OFFICE SUITE IN PROMINENT QUALITY BUILDING

**5 PREMIER CLOSE  
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: 90.77m2 (977 Sq.Ft.)

Allocated car parking for 4 cars

#### TERMS

The office suite is offered to let at £15,000 per annum exclusive on the basis of an effective FRI lease.



#### RATES

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

The RV for the ground floor only may be below the SBRR threshold.

#### 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:  
**CHOWN COMMERCIAL**  
Stephen Chown  
Tel: 01604 604050

