For Sale / To Let

Modern Business Unit

11 Deer Park Road
Moulton Park Industrial Estate Northampton NN3 6RX

- Prominently positioned on the popular Moulton Park Industrial Estate.
- Large mezzanine floor
- Benefits from good-quality office accommodation.

For Sale Offers in the region of £1,100,000 | To Let £85,000 per annum exclusive

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: **01604 404 060**
Web: **underwoods.co.uk**

These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Location

The property forms part of a modern courtyard scheme of similar business units on the established Moulton Park Industrial Estate. The estate provides strong connectivity to Northampton's ring road network, offering straightforward access to the A45 and A43, as well as the M1 motorway at Junctions 15, 15A and 16.

The surrounding locality comprises a varied mix of commercial premises. Moulton Park is widely regarded as one of Northampton's key employment areas and is home to a number of notable occupiers, including Nationwide Building Society and Greencore Plc.

Accommodation

The property comprises a semi-detached industrial unit of steel portal frame construction, with brick and blockwork elevations to approximately 2 metres and profiled steel cladding above to eaves level. The roof is pitched and finished in profiled steel sheeting, with internal lining and insulation.

The main pedestrian entrance is set within the front elevation and leads into a modern reception area, from which the ground floor office and staff welfare accommodation is accessed. The first floor accommodation provides a high quality open plan office space, and 2 further private offices. A substantial mezzanine has been installed to provide additional storage, and the building is fitted with heating and lighting throughout.

Externally, the unit sits within a small courtyard development of similar properties, accessed via Deer Park Road. The property benefits from a hard-surfaced forecourt providing allocated car parking and a loading/servicing area.

Areas

	Sq Ft	Sq M
Ground	5,206	483.64
First	1,808	167.96
Mezzanine	2,950	274.06
TOTAL	**9,964**	**925.66**

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser or tenant will be asked to produce I.D. documentation when a sale or letting is agreed and we ask for your cooperation in order to not delay matters.

Price / Rent

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To Let £85,000 per annum exclusive

Terms

The premises are available either to let on flexible new lease terms or for sale freehold with vacant possession.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £57,500

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that all mains services including water, gas, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Ravi Varambhia - Underwoods
rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149

Charles Church - Underwoods
cc@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 783004

View Location

View EPC

Underwoods
www.underwoods.co.uk

CoStar AWARDS ANNUAL AWARDS TOP AGENCY 2024 WINNER

RICS

The Property Ombudsman

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: **01604 404 060**
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