To Let

RENT REDUCED - End of terrace starter unit

1 Stafford Place
Moulton Park Industrial Estate NORTHAMPTON NN3 6NN

- Measuring approximately 1,972 sq ft
- Ideal starter unit
- 3 Phase electricity
- Situated within a popular courtyard upon the Moulton Park Industrial Estate

To Let £30,000 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

Stafford Place is a small courtyard of 20 modern industrial units arranged in terraces, located on the Moulton Park Industrial Estate.

Moulton Park is Northampton's premier industrial estate, with easy access to major roads and motorways and a good public transport service. It is also close to good commercial and shopping facilities.

Accommodation

An end of terrace unit, built of steel frame construction with concrete block infill walls under a profile panel pitched roof incorporating translucent rooflights. The unit is finished to a good internal standard with a high level of insulation.

Access to the unit from the courtyard is via roller shutter loading doors and an adjoining pedestrian door. There is a further pedestrian door to the rear of the unit, fronting onto Tenter Road.

Areas

	Sq Ft	Sq M
Warehouse	1,972	183.2
TOTAL	**1,972**	**183.2**

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 tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

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Terms

The premises are available to lease upon flexible new FRI terms.

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: £20,000
Rates Payable: £8,640

Service Charge

To be confirmed

Legal costs

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

VAT

All figures quoted are exclusive of any VAT which the landlord may have a duty or choose to impose.

EPC

Available upon application.

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
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View Location

View EPC

Underwoods
www.underwoods.co.uk

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RICS

The Property Ombudsman

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