

2 Regal Close

MOULTON PARK • NORTHAMPTON • NN3 6LL



INVESTMENT SUMMARY

- Attractive investment opportunity
- Well located on the established Moulton Park Industrial Estate
- Let to Arnold Engineering Plastics Ltd
- 10-year lease commencing 5th October 2021
- Passing rent of £190,000 per annum
- Tenant has made a significant investment in the property
- Site extending to approximately 1.22 acres
- 500 kVA power supply via on-site substation
- **Guide price £2,750,000**
- **NIY 6.49%**

27,139 sq ft

2,522.9 sq m

Detached industrial / manufacturing premises
with additional mezzanine, offices and storage

Location

The premises are situated on **Moulton Park Industrial Estate**, one of the principal industrial locations within Northampton and a key location within the **Golden Logistics Triangle**.

A number of prominent companies operate from the estate, including **Greencore Plc, UPS and Nationwide Building Society**.

There is good access from the subject premises to the **A43**, which forms part of the Northampton ring road system and connects with the **M1 at Junction 15 via the A45**.

The property therefore benefits from **excellent access to the regional and national motorway network**, making Moulton Park an established location for industrial, manufacturing and distribution occupiers.

What3words: ///perky.soup.apron

Description

The premises comprise a **modern, detached industrial/warehouse building** which has been extended in the past to provide additional accommodation. The extension interconnects with the original building by way of an **open-fronted canopy**.

The buildings are of **steel portal frame construction** with full-height profile steel cladding to the external elevations. Above, each property has a pitched, profile steel-clad roof incorporating **translucent roof panels**.

Solar panels have recently been installed by the tenant over a section of the roof covering the original building.

Internally, the main building incorporates **good-quality two-storey office and ancillary**

accommodation. This includes **kitchen and WC facilities, a staff canteen and meeting room**. The offices are finished to a good standard throughout.

The remainder of the accommodation is used predominantly for **manufacturing purposes**, with loading access gained via sectional up-and-over doors incorporated within the front elevation.

Additional **mezzanine accommodation** has been fitted, part of which is used as a **design studio** and the remainder for storage purposes.

Externally, the premises stand upon a site extending to approximately **1.22 acres (0.494 hectares)** with vehicular access gained via **steel palisade gates fronting Regal Close**. A good level of **on-site parking** is available.





Accommodation

Accommodation	sq ft	sq m
Original building	19,687	1,829.03
Mezzanine - office / studio / storage	3,751	348.49
Extension	2,751	255.58
Open-fronted canopy	950	88.26
Total	27,139	2,522.9

Services

We understand that all mains services are connected to the property, including gas, water, electricity and drainage.

A 500 kVA substation is situated to the front of the main building.

Rates

Rateable Value: £164,000

EPC

EPC Rating: C (69)

Expiry: 19th July 2031



Boundaries are indicative only



INVESTMENT

The property represents an **attractive freehold investment opportunity**, benefiting from an established occupational covenant.

The property is subject to a lease agreement to **Arnold Engineering Plastics Ltd** by way of a **10-year term**, which commenced on **5th October 2021** and is due to expire on **4th October 2031**.

The lease is held on **full repairing and insuring terms** at a passing rent of:

£190,000 PER ANNUM

A copy of the lease is available upon request.

GUIDE PRICE

£2,750,000

Freehold offers are sought in the region of £2,750,000, reflecting a net initial yield of 6.49%.

LEGAL COSTS

Each party is responsible for their own legal costs in this transaction.

VAT

All figures are stated exclusive of VAT, unless otherwise stated.

VIEWING

Strictly by appointment through the sole agents:



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