To Let

Modern Starter Industrial Unit

14 Low Farm Place
Moulton Park NORTHAMPTON NN3 6HY

- Measuring approximately 1119 sq ft. (103.96 sq m)
- Ideal starter unit
- Located on the popular Moulton Park Industrial Estate
- Includes a two storage rooms, single office, WC and kitchenette facilities.

To Let £15,500 per annum exclusive

Underwoods LLP
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

Low Farm Place is a small courtyard development of modern industrial units arranged in facing terraces, located on the popular Moulton Park Industrial Estate.

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

Accommodation

The property comprises a mid terraced industrial unit of steel frame construction with concrete blockwork walls, sitting beneath a pitched profile paneled roof incorporating translucent roof lights.

Internally, the unit provides warehouse accommodation with a mezzanine floor extending over approximately half of the space. Beneath the mezzanine, the area has been fitted out to provide partitioned offices and storage rooms, with the remaining space utilised as open warehouse accommodation

Access for loading is gained via a single door incorporated within the front elevation. There is separate pedestrian access provided within the front and rear elevation.

Externally, there are several car parking spaces provided in close proximity to the unit

Areas

	Sq Ft	Sq M
Gross Internal Area	962	89.37
TOTAL	**962**	**89.37**

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.

Rent

To Let £15,500 per annum exclusive

Terms

The premises are available to lease upon flexible new 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: £11,250
Rates Payable: £0

Service Charge

TBC

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

Available upon request.

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:

Will McDonald - Underwoods
wm@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774146

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

View Location

Underwoods
www.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.