

To Let

Modern Warehouse Unit

4 Owl Close Moulton Park
NORTHAMPTON NN3 6HZ



- Measuring approximately 980 sq ft.
- Includes a single office, WC and kitchenette facilities
- Situated upon the popular Moulton Park Industrial Estate
- Forecourt and Overflow Parking

To Let £15,500 per annum exclusive

Location

Owl Close 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 is a semi-detached industrial unit constructed with a steel frame and concrete blockwork walls. It features a pitched profile paneled roof with translucent roof lights.

Inside, the unit has an open plan layout with a single office, WC, and kitchenette facilities.

The unit has been maintained to a high standard. Access for loading is gained via a single door incorporated within the rear elevation. There is separate pedestrian access provided within the front elevation.

Externally, there are several car parking spaces provided to the rear of the unit.

Areas

	Sq Ft	Sq M
Unit 4	980	91.04
TOTAL	977	90.76

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 incoming 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.

Rent

To Let £15,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The property is due to be reassessed for rating purposes following the recent split from the neighbouring unit.

Rateable Value: £0

Rates Payable: £0

Service Charge

TBC

Legal costs

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

VAT

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

EPC

An EPC is 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:

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[View Location](#)



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.

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