

Bay 1, Unit 2 Moulton Park Business Centre, Northampton, NN3 6AQ

**93,335 SQ FT INDUSTRIAL/
WAREHOUSE UNIT - TO LET**

LOCATION

Moulton Park is one of the most established and successful industrial estates in Northampton, situated north of the town centre and is home to a wide range of regional and national businesses including Greencore, Great Bear, Whistl and UPS. Occupiers are attracted by the excellent transport links, local labour as well as access to national markets.

The warehouse is prominently located on A5076 Red House Road close to the junction with Deer Park Road providing access to the A43 and A45.

what3words.com/slide.factories.icons

DISTANCE TO KEY LOCATIONS

6.5 MILES | 15 MINS
Northampton City Centre

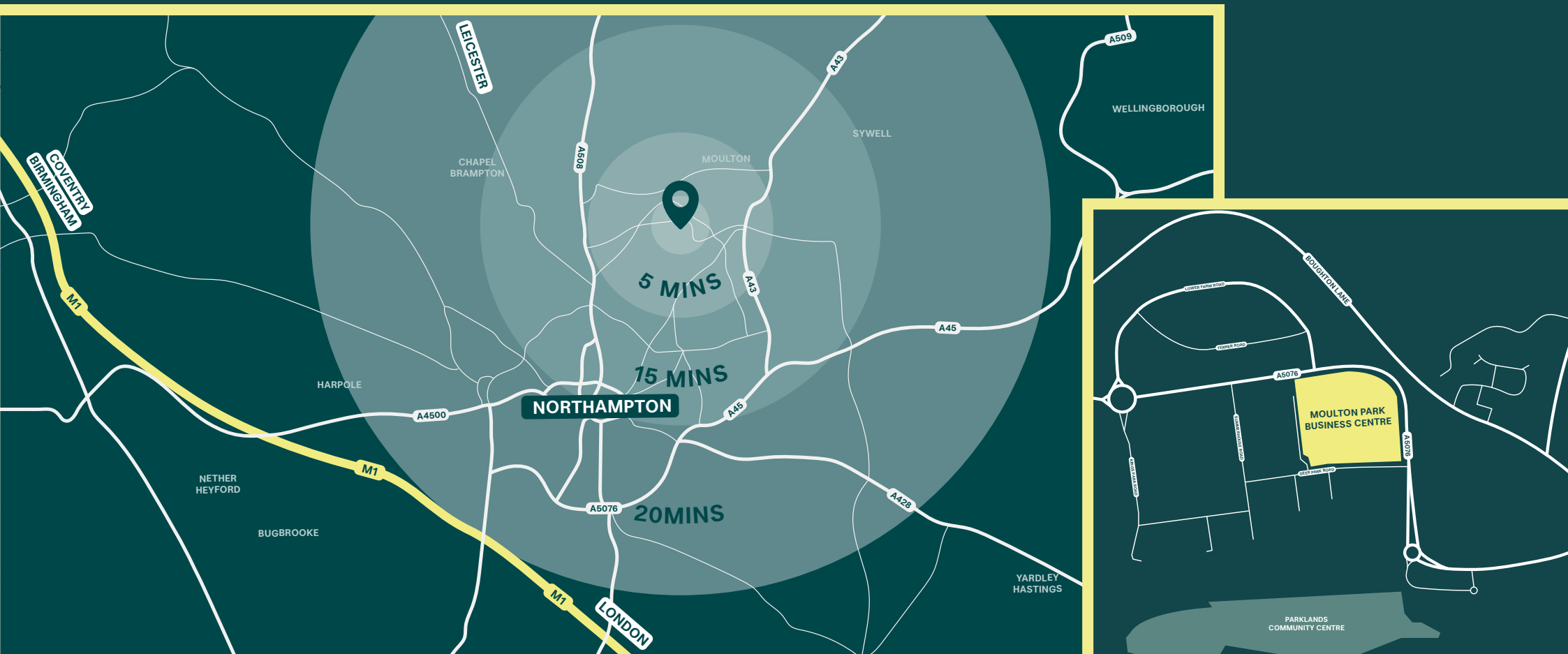
53 MILES | 60 MINS
Birmingham

9 MILES | 20 MINS
M1 Junction 16

42 MILES | 55 MINS
Leicester

35 MILES | 50 MINS
Coventry

72 MILES | 2 HOURS
London



DESCRIPTION

The industrial/warehouse unit totals 93,335 sq ft with loading at each end elevation from concrete yards. Loading is provided via 2 ground-level access doors and 2 dock-level access doors. The unit also includes welfare facilities such as WCs and an office area. The warehouse has a minimum clear height of 5m and is fitted with lighting. Additionally, the site also comes with an on-site car park.



93,335 sq ft



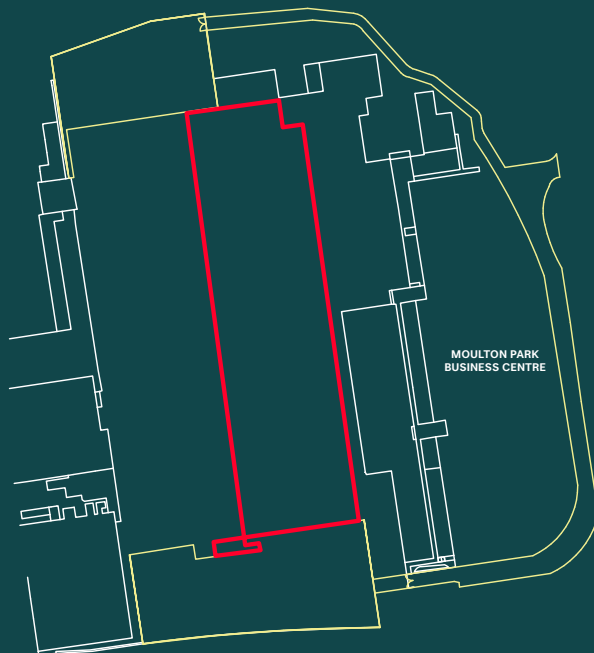
Good yard areas



2 level access doors
& 2 dock-level access
doors



5m minimum
clear height



TERMS

Available on a new FRI lease.

EPC

The property has an EPC rating of C.

VAT

All prices quoted are exclusive of VAT which will be chargeable at the prevailing rate.

SERVICE CHARGE

A service charge is levied to cover communal estate costs.

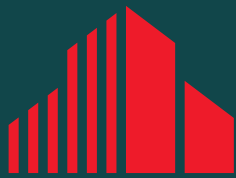
LEGAL COSTS

Each party will be responsible for its own legal costs.

BUSINESS RATES

The rateable value of the property is £317,500 and payment of rates will be the responsibility of the tenant.

CONTACT



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