

# To Let

## MODERN INDUSTRIAL PREMISES

51 Tenter Road  
NORTHAMPTON NN3 6AX



- Located on the popular Moulton Park Estate
- Recent works undertaken to roof

To Let £35,000 per annum exclusive

## Location

The premises are situated on the established Moulton Park Industrial Estate, approximately 4 miles north-east of Northampton town centre. The estate benefits from strong connectivity via the town's ring road system, providing convenient access to the M1 Motorway at Junctions 15 and 15A.

The surrounding area is characterised by a mix of commercial occupiers and continues to attract a broad range of businesses, including a number of well-regarded organisations operating in close proximity.

## Accommodation

The property comprises a terraced industrial unit of steel portal frame construction with steel cladding and partial blockwork elevations. Internally, it provides clear-span warehouse accommodation with generous eaves height and translucent roof panels, allowing for good levels of natural light.

A reception area is located at the front of the unit, with well-presented first floor office space and W/C facilities at ground level. The premises benefit from LED lighting and a mezzanine floor (506 sq ft) has been installed to provide additional storage space.

Allocated parking is available to the front and side of the building.

## Areas

	Sq Ft	Sq M
Ground Floor	3,370	313.07
First Floor Office	467	43.38
Mezzanine Floor	506	47.01
<b>TOTAL</b>	<b>4,343</b>	<b>403.46</b>

## 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.

## Rent

To Let £35,000 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: £33,250**

## 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

C - 64

## Services

We understand that mains services including water, 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:

**Charles Church - Underwoods**  
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