

To Let

Modern Detached Industrial / Warehouse Building

37 Tenter Road
Moulton Park Industrial Estate NORTHAMPTON NN3 6AX



- Accommodation of 20,544 sq.ft. (1,908.60 sqm)
- Additional mezzanine of 1958 sq.ft. (181.90 sqm)
- Highly prominent location upon popular estate
- Large self contained yard
- Includes good quality, two storey office accommodation

To Let £165,000 per annum exclusive

Location

The premises are prominently located upon the Moulton Park Estate and benefit from wide frontage directly on to Redhouse Road. This is the principal route through the estate and forms part of the Northampton ring road system. This in turn connects with the M1 Motorway at Junctions 15 and 15a.

The surrounding locality comprises mixed range of commercial properties. The estate has traditionally proved popular with a wide range of companies to include a number of prominent firms who have established operations situated nearby.

Accommodation

The premises comprise a modern, detached / industrial warehouse building standing upon a self-contained site of approx. 1.275 acres, with ancillary yard

The property is built of steel portal frame construction with brick and block elevations surmounted by profile steel cladding to eaves. Above, there is a pitched profile steel clad roof which has been lined and insulated.

Internally there is a good quality, two storey office/ancillary accommodation, which incorporates kitchen and WC facilities. The remainder of the accommodation comprises an open plan warehouse facility which benefits from good loading access. A mezzanine floor has also been installed to provide additional storage accommodation.

Externally, the premises stand upon a self-contained site with gated access leading into a yard area that provides good access for loading purposes together with onsite car parking spaces. Additional space is also provided to the side of the premises.

Areas

	Sq Ft	Sq M
Ground Floor	18,328	1,702.67
Office/Ancillary	2,216	205.87
Mezzanine	1,958	181.9
TOTAL	22,502	2,090.44

Other Information

All lettings are subject to a performance/rental deposit being lodged. The ingoing assignee 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 assignment is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £165,000 per annum exclusive

Terms

The premises are available by way of a lease assignment. The property is held under a lease for a term of 10 years commencing on 1st March 2024, with a tenant break option at the end of the 5th year. The current passing rent is £165,000 per annum.

Business Rates

The rates payable are an estimate only and applicants should verify with Local Authority.

Rateable Value: £110,000

Rates Payable: £61,050

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

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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



View Floorplans



View EPC

