



1 Moulton Court, Anglia Way, Moulton Park Industrial Estate,
Northampton, NN3 6JA

FileNo/2026/GH

1 Moulton Court

Anglia Way, Moulton Park Industrial Estate, Northampton, NN3 6JA



Agreement

For Sale / To Let



Detail

Ground & First Floor
Office Premises



Price / Rent

£897,500
Exclusive Freehold
£40,000pax
First Floor Lease
£75,000pax
Whole Building



Size

469.05 sq m
(5,049 sq ft)



Location

Northampton, NN3 6JA



Property ID

File No/2026/GH

For Viewing & All Other Enquiries Please Contact:



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Property

1 Moulton Court is a semi-detached, two-storey office building with a pyramid tiled roof with further flat roof extension to the rear. The property has cavity brick / block walls with aluminium powder coated double glazed windows and doors having a large tarmac parking area to the side, together with a secure compound area housing two storage containers.

Internally the property has suspended ceilings throughout, LED lighting and perimeter trunking. Heating and ventilation is via a HVAC Panasonic ECOi 3-pipe VRF system providing both heating and cooling with full spec available on request. There are further supplemental electric panel heaters.

The office premises are fitted with a number of partitioned offices, two reception entrance areas, male and female wc's on the ground floor and the first floor is in a more open plan format with several small partitioned offices located within and additional wc block capable of being split into male and female.

Accommodation

The office space has been measured on a net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and is approximately as follows:-

Area	m ²	ft ²
Ground Floor Stores	14	151
Ground Floor Offices incl Kitchen and Reception	222	2,390
First Floor Offices	233	2,508
Total	469	5,049

Services

It is understood that mains electric, gas, water and mains drainage are connected or available to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has been used as offices with ancillary storage, but has also recently been given planning under Ref. No. 2025/2574/FULL to allow change of use of Class E (G)(I) offices to Class F1 Church (place of worship).

Interested parties are advised to make their own investigations to the West Northants Council on 03000 126 7000.

Rates

Charging Authority: West Northants Council
Description: Offices and Premises
Rateable Value: £40,250
Period: 2026-2027

Estimate your business rates at - GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

The property has an EPC rating of B/33

Tenure

The property is available freehold with vacant possession or consideration will be given to leasehold offers on either the first floor or the whole of the property.

Further details available from the agents.

Price

£897,500 exclusive

Rent

Alternatively a lease of the first floor at a rent of £40,000pax is sought and a rent of £75,000pax for the whole of the building.

Rents to be payable quarterly in advance by standing order on standard full repairing and insuring terms.

VAT

All figures quoted are exclusive of VAT, that we are informed will be applicable.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

Location

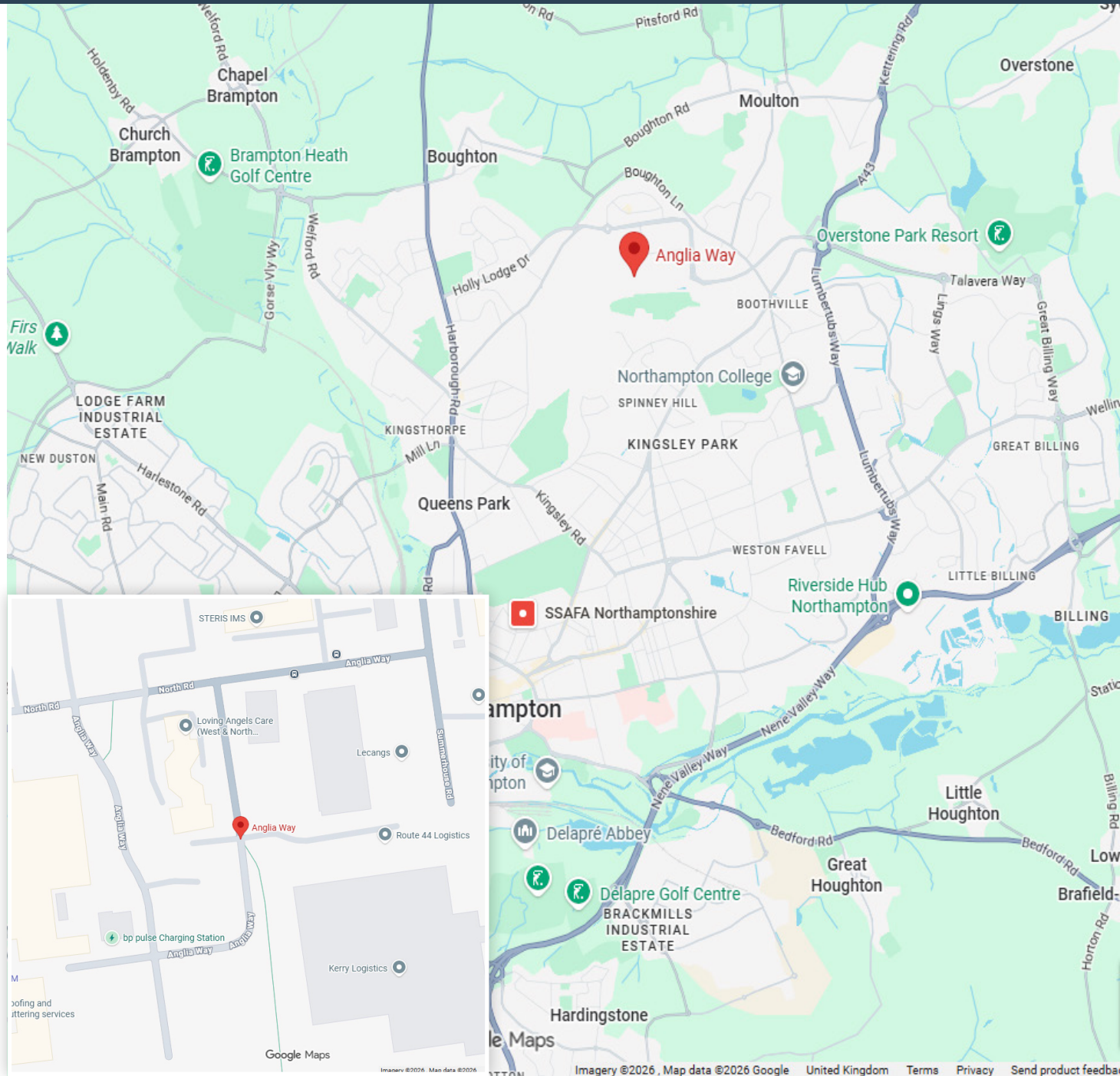
The property is located on the well established Moulton Park commercial estate having a mixture of office and industrial premises with access a short distance from the main Red House Road / A5076 via Summerhouse Road onto Anglia Way.

J15 of the M1 is approximately 7 miles away and the town centre approximately 3 miles away. The A14 dual carriageway is easily accessed via the A43 approximately 12 miles. The A14 give excellent access East to West connecting the M1/M6 to the West and the A1/M11 to the East.

Northampton's mainline train station, with trains into London (Euston) and Birmingham (New Street) are both just over an hour's journey time.



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H.M. LAND REGISTRY		TITLE NUMBER NN132812
ORDNANCE SURVEY PLAN REFERENCE	SP 7664 NE	Scale 1/1250
COUNTY NORTHAMPTONSHIRE	DISTRICT DAVENTRY	© Crown copyright



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This title is dealt with by HM Land Registry, Leicester Office.

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