

To Let

Hybrid business unit, measuring 980 sq ft (91 sq m).

3-4 Owl Close
NORTHAMPTON NN3 6HZ



- Located on the Popular Moulton Park Industrial Estate
- Ideal Starter Unit
- Roller Shutter Loading Door
- Can be LET as a whole or separately

To Let £30,000 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 comprises a double industrial unit constructed around a steel frame with concrete blockwork walls. Above stands a pitched profile paneled roof with translucent roof lights.

The units are either available as a whole or can be let separately.

Unit 3 has been refurbished for office use, with a meeting room, mezzanine office accommodation, kitchen and WC facilities.

Unit 4 has an open plan layout with a single office, WC, and kitchenette facilities. Heating is provided by a wall-mounted gas blower.

Externally, there is parking at the front

Areas

	Sq Ft	Sq M
Unit 3 (Industrial)	977	90.76
Unit 4 (Office Space)	1,514	140.65

TOTAL 2,491 231.41

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.

Rent

To Let £30,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £15,500

Rates Payable: £7,734.50

Service Charge

TBC

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

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



View EPC



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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