

FOR SALE

**MODERN HIGH QUALITY
WAREHOUSE/BUSINESS UNIT**

**Unit 6 Cirrus Park
Moulton Park
Northampton
NN3 6UR**



- **Modern Unit of circa 5,099 ft² / 474 m²**
 - **Additional enclosed yard**
 - **Car parking for 9 vehicles**
 - **Courtyard development**

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

Location

Cirrus Park is located off Lower Farm Road on the popular Moulton Park Industrial Estate which lies approximately 4 miles north of Northampton town centre. Redhouse Road provides easy dual carriageway access to the A43 and there from to Junction 15 of the M1 motorway or easterly to the A14.

Moulton Park provides a varied business environment with a mixture of production, warehouse and office units and has attracted a variety of occupiers to include Robert Horne Group, Nationwide, Uniq, Great Bear Logistics as well as a range of leisure facilities at Benham Sports Centre.

Description

This modern, end of terrace business unit is of steel portal frame construction with brick and Blockwork elevations to a height of approximately 2 metres surmounted by profile steel cladding to eaves. Above, there is a pitched profile steel clad roof which has been lined and insulated internally and incorporates translucent roof panels.

Internally, the unit benefits from two storey office/ancillary accommodation to include w.c. facilities at ground floor level. These offices are finished to a good standard to include heating and lighting.

The remainder of the accommodation provides an open plan warehouse/workshop area which benefits from loading access via a single, sectional up and over loading door incorporated within the front elevation. Heating in the offices is provided via electric storage heaters whilst lighting is via high intensity sodium lamps.

Externally, the premises are situated within a courtyard development of similar properties, all of which benefit from CCTV surveillance cameras and also a secure barrier entry system. To the front of the unit, there is a brick paved forecourt which provides access to the premises for loading purposes together with allocated car parking situated to the front of the property.

Accommodation

The property comprises circa 5,099 ft² / 474 m² (gross internal), incorporating offices of circa 710 ft² / 66 m²

Gross internal depth	22.4 m
Gross internal width	18.2 m
Gross internal Floor Area	407.7 m ² / 4,388 ft ²
First Floor offices	66 m ² / 710 ft ²
Gross internal Floor Area	473.7 m² / 5,099 ft²
Eaves height	4.86 m
7 car parking spaces	
Additional yard	2,223 ft ² / 206 m ² enclosed with 2 m high security fencing.

Services

We understand that all mains services including mains water, drainage and three phase electricity are connected to the site. Prospective occupiers should note none of these services have been tested and it is their responsibility to ensure the facilities are installed and working to their own satisfaction.

Service Charge

There is a service charge to cover the upkeep of the common areas of the Cirrus Park Estate. Further details on request.

Rating Details

Rateable Value:	£22,000
Rates Payable 2012/2013:	£10,076.00 pa

Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

Terms

The property is available freehold at £390,000 exclusive of VAT.

Costs

Each party to bear their own respective legal costs throughout.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

Energy Performance Certificate

A full electronic or paper version of the EPC is available upon request.

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A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

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