

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## To Let

### Ground Floor Offices

**25 Quarry Park Close  
Moulton Park  
Northampton  
NN3 6QB**



- **Modern Ground Floor Office Space**
- **Parking for 7 cars plus visitors**
- **Well located for access to A43, A45 and M1 (Junction 15)**
- **To Let on a new lease at an initial rental of £17,500 per annum exclusive**

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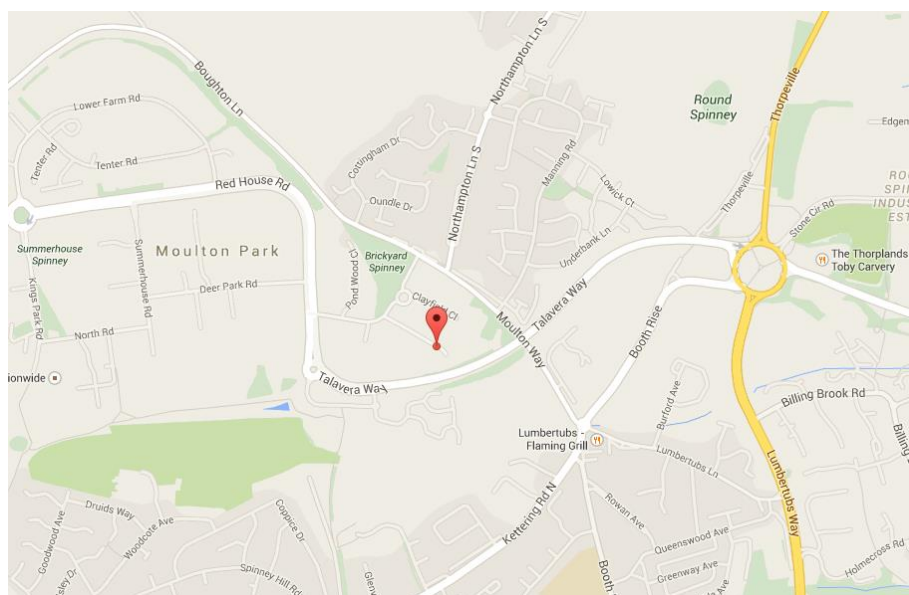
### Location

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a and 16 and additionally to the A14 in the North. Northampton currently has an Enterprise Zone status which aims to support both new and expanding businesses by offering incentives.

There is a range of redevelopment activity within Northampton including the following:

- Multi-million pound redevelopment of the existing Railway Station
- New £25m development of student accommodation for the university in the main town centre
- Advanced proposals for relocation of the University of Northampton to a centrally accessible site

Moulton Park is approximately 4 miles from Northampton Town Centre within easy reach of Junction 15 of the M1 via A43 and A45.



### Description

The premises comprise the ground floor office suite within a modern business unit situated within a cul-de-sac development of similar buildings on the Moulton Park Industrial Estate. It features a shared entrance lobby and toilets.

The original open plan layout has been subdivided to now provide separate reception, 4 meeting rooms plus main office however the configuration could be adapted relatively easily to suit the incoming tenant.

### Accommodation

#### Ground Floor:

Net internal area (NIA): 200.3 sq m / 2,157 sq ft

#### Rating Details

Rateable Value: £42,000

Rates Payable 2015/2016: £20,706

The tenant will be responsible for 50% of the Rates Payable.

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Northampton Borough Council Rating Department (Tel: 01933 231691)

### Terms

To let for a period of years to be agreed at an annual rent of £17,500 exclusive of VAT plus service charge to cover 50% of shared utilities, cleaning and repair of common parts.

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#### 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 paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

#### 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](http://www.leasingbusinesspremises.co.uk)

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

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Contact: Robin Ungemuth



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**Disclaimer**

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property

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