

FOR SALE / TO LET

Detached Modern Single Storey Building Suitable For B1/B2 (Offices And Warehouse) Uses With Ample Car Parking & Loading

Encon House, Owl Close, Moulton Park, Northampton, NN3 6HZ

Location

The property is situated on the south side of Owl Close which lies to the west of the Lower Farm Road on the Moulton Park Industrial Estate. Owl Close forms an estate cul-de-sac providing access to a range of industrial units.

The A508 which is within 150 metres of the property forms the main distributor through the Moulton Park Industrial Estate and provides access via the A45 to the M1 Motorway and the national road network.

Moulton Park is considered one of Northampton's premier industrial/business estates and is situated approximately five miles north east of Northampton town centre.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=476638&Y=265172&A=Y&Z=115>

Description

The property comprises a self contained detached building of traditional construction. The walls have been constructed of plastered blockwork inner walls and fair faced brick external elevations under a pitched interlocking concrete tiled roof. The floors have been constructed of dust sealed concrete. All windows are of UPVC frames fitted with sealed unit double glazing.

The building is in 'L' shape configuration and has been divided between Reception, Offices and Production Area.

The Reception and Office accommodation is fitted out to a reasonable standard to include emulsion decorated walls, suspended grid panel ceiling with fluorescent light fittings, carpet tiled floor covering and gas fired radiator central heating throughout.

The property is fitted with separate male and female toilet facilities along with a disabled toilet facility to meet current regulations.

The workshop area is approached via the offices and provides an open plan area with an eaves height of approximately 12'4". A manually operated roller shutter door measuring approximately 12'4" x 8'3" leads onto the side access driveway. The workshop is fitted with a gas fired radiator and industrial blower heater/cooler.

Outside, the property is approached via a concrete ramp with a planted landscaped area adjoining. To the rear of the property with access off Owl Close, is a tarmac car park providing parking for approximately 14 vehicles. A separate access point is available from the front elevation off Owl Close leading to the warehouse loading door, and could provide further parking.

Combined offices and production areas extend to approximately 4,051ft² (376.34 m²).



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

Planning

We understand the property has the benefit of B1 (Offices) and B2 (General Industrial) planning use falling within the Town & Country Planning (Use Classes) Order Review 2005. Interested parties should make their own enquiries to verify.

Rates

2009/2010

Rateable Value £30,750
Rates Payable £14,206.50 p.a.

2010/2011 (Draft)

Rateable Value £25,750
Rates Payable TBA

Terms

The property is available on a new FRI lease for a term to be agreed at an initial rent of £26,000 per annum exclusive. Alternatively, a sale of the freehold may be considered, further details on request.

Costs

Each party to be responsible for their own respective legal costs.

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.

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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