

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)

## Modern Light Industrial / Warehouse

### TO LET

**4a Pondwood Close  
Moulton Park  
Northampton  
NN3 6RT**



**Total Ground Floor: 1,380 ft<sup>2</sup> / 128 m<sup>2</sup>**  
**First Floor: 939 ft<sup>2</sup> / 87.24 m<sup>2</sup>**

**Enclosed yard, loading and car parking**

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#### Location

The property is located on the south side of Pondwood Close adjacent to the A5076 on the popular Moulton Park Industrial Estate. Moulton Park is situated within 1 mile of the A43 and approximately 15 minutes drive time of the M1 J15 motorway via the A45, which also gives access to the A14 at Thrapston.

#### Description

The warehouse is of steel portal frame construction with steel profile cladding and has an eaves height of approximately 17 ft / 5.2 m. To the front of the building is a concrete yard enclosed with security palisade fencing. An electric roller shutter loading door is fitted with a height of 16 ft 10 in / 5 m.

The property has been converted to part warehouse and part first floor offices.

#### Accommodation

Ground floor warehouse	1,249 ft <sup>2</sup> / 116 m <sup>2</sup>
First floor offices	939 ft <sup>2</sup> / 87 m <sup>2</sup>
WCs on ground and first floors	

The areas expressed are on a gross internal basis and are approximate.

#### Rating Details

Rateable Value 2024/2025 - £16,750

Further enquiries should be directed to the local Rating Authority for Northampton (tel: 0300 330 7000).

#### VAT

The incoming tenant will be responsible for the payment of any VAT, if applicable.

#### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

#### Terms

The property is available on a new lease for a term to be agreed at a net initial rental of £22,000 per annum exclusive.

#### Costs

Each party to be responsible for their own legal costs in relation to any transaction.

#### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

#### RICS 1<sup>st</sup> Edition of the Code for Leasing Business Premises / Money Laundering

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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm)

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
57a St Giles Street  
Northampton NN1 1JF

Telephone: 01604 629988  
E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Robin Ungemuth

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**Disclaimer**

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (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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