



**louchshacklock**  
and partners LLP

**01908 224 760**

[www.louchshacklock.com](http://www.louchshacklock.com)



**UNITS 3A & 3B WESTBURY COURT | ANGLIA WAY | MOULTON PARK  
NORTHAMPTON | NORTHAMPTONSHIRE | NN3 6JA**

## **OFFICE PREMISES AVAILABLE SEPARATELY OR COMBINED TO LET**

**1,440 - 2,885 sq ft (134 - 268 sq m)**

- Flexible lease available
- Fully refurbished
- Open plan office space
- Air Conditioning

## Location

Moulton Park is situated about 3 miles north east of Northampton Town Centre adjacent to the A45 Expressway, which in turn provides dual carriageway access to Junction 15 of the M1 Motorway to the South and the A14 to the east. Moulton Park is home to a number of occupiers including Greencore, Nationwide and DHL.

## Description

2-3 Westbury Court is a self-contained two storey office premises with 16 car parking spaces set within landscaped grounds. The property features open floorplates with WC and kitchen facilities on both floor. The property has the benefit of a central heating system, perimeter trunking and a suspended ceiling with LED type light-fittings and new comfort cooling.

## Terms & Tenure

The property is available on a new lease.

## Rent

3a – £18,000 per annum

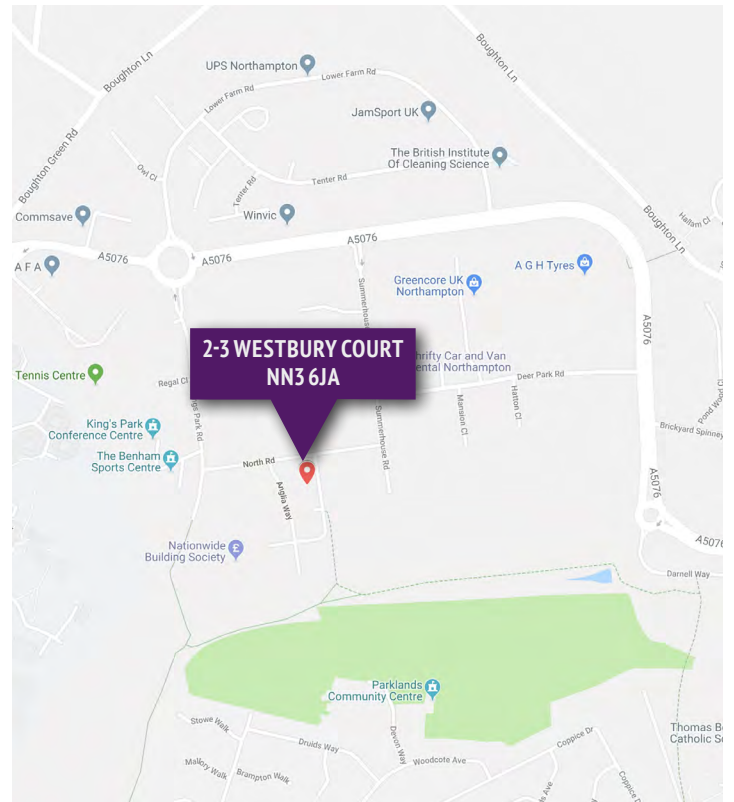
3b - £18,000 per annum

## Business Rates

To be reassessed.

## Floor Areas

	Net Internal floor area (m <sup>2</sup> )	Net Internal floor area (sq ft)
Ground floor	134.24	1,445
First floor	133.77	1,440
<b>TOTAL</b>	<b>268.01</b>	<b>2,885</b>



## Viewing and further information:

Chris McClure



DDI: 01908 224767

chris@louchshacklock.com