

## FOR SALE or TO LET

### WELL-FITTED HIGH-QUALITY OFFICE BUILDING

**1 ANGLIA COURT  
MOULTON PARK  
NORTHAMPTON NN3 6JA**

#### LOCATION

The property is located in a modern office development fronting Anglia Road in Moulton Park, one of Northampton's premier office locations. The property is 4 miles to the north of the town with access to the M1, M6 via the dual carriageway ring road and the A14 via the A43.

#### DESCRIPTION

1 Anglia Court comprises a semi-detached, two storey office building within a landscaped development and has a large car park along with 4x container stacked storage facility. The property has CCTV and intruder/fire alarms. Amenities include air conditioning, suspended ceilings with integral recessed Cat II LED lighting, low level perimeter trunking containing data and power, double glazing, carpeting and disabled WC facilities.

HVAC: Panasonic ECOi three pipe VRF system c/w heat recovery, serving a total of 11No. wall units and 3No. cassettes. Spec available. In addition: 3No. split units for separate areas and 3No. Ventilation units with heat recovery.

3No. local electric hot water heaters serve the kitchen and toilet cores. These areas also have local extract fans.

There are also 8No. local electric heater panels.

#### ACCOMMODATION

Ground floor stores	14m <sup>2</sup>
Ground floor offices inc. kitchen & reception	222m <sup>2</sup>
First floor offices	233m <sup>2</sup>
<b>Total:</b>	<b>469 m<sup>2</sup></b> <b>(5,047 Sq.Ft.)</b>

Allocated car parking for 18 cars



#### TERMS

For sale: £1,000,000 as a whole. To Let at £37,500 pa per floor

#### RATES

Rateable Value: £39,500 from 1<sup>st</sup> April 2023.

#### EPC

EPC is available upon request.

#### VAT

VAT will be payable on the price.

#### COSTS

Each party to bear their own costs.

#### VIEWING

By prior appointment with the sole agent:

Stephen Chown

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