

## TO LET

### PROMINENT QUALITY OFFICE SUITE

**7 PREMIER COURT  
MOULTON PARK  
NORTHAMPTON  
NN3 6LF**

#### LOCATION

The property is located in a modern courtyard office development fronting Red House Road on a prominent corner 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

Premier Court comprises 5 high quality, two storey office buildings within a landscaped development. The property has amenities including air conditioning, suspended ceilings with integral recessed Cat II lighting, full raised access floors and trunking boxes, double glazing and carpeting and disabled WC facilities.

#### ACCOMMODATION

Ground Floor 2150 sq.ft. 200 sq. meters

Allocated car parking for 7 cars

#### TERMS

The building is offered on a new, full repairing and insuring lease on terms to be agreed at a rent of £32,250 per annum



#### RATES

Rates payable pro rata

#### EPC

EPC is available upon request.

#### VAT

VAT will be payable on the rent or price

#### COSTS

Each party to bear their own costs.

#### VIEWING

By prior appointment with the sole agents:

Stephen Chown

Tel: 01604 604050

E-mail: [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

