



**FLEXIBLE TERMS  
AVAILABLE**



Bay 2, Unit 1 Moulton Park Business Centre, Northampton NN3 6AQ

**93,335 SQ FT INDUSTRIAL/  
WAREHOUSE UNIT - TO LET**

# LOCATION

Moulton Park is one of the most established and successful industrial estates in Northampton, situated north of the town centre and is home to a wide range of regional and national businesses including Greencore, Great Bear, Whistl and UPS. Occupiers are attracted by the excellent transport links, local labour as well as access to national markets.

The warehouse is prominently located on A5076 Red House Road close to the junction with Deer Park Road providing access to the A43 and A45.

[what3words.com/slide.factories.icons](http://what3words.com/slide.factories.icons)

# DISTANCE TO KEY LOCATIONS

**6.5 MILES | 15 MINS**

Junction 15 of M1

**53 MILES | 60 MINS**

Birmingham

**9 MILES | 20 MINS**

M1 Junction 16

**42 MILES | 55 MINS**

Leicester

**35 MILES | 50 MINS**

Coventry

**72 MILES | 2 HOURS**

London



# DESCRIPTION

The industrial/warehouse unit totals 93,335 sq ft with loading at each end elevation from concrete yards. Loading is provided via 2 ground-level access doors and 2 dock-level access doors. The unit also includes welfare facilities such as WCs and an office area. The warehouse has a minimum clear height of 5m and is fitted with lighting. Additionally, the site also comes with an on-site car park.



93,335 Sq Ft



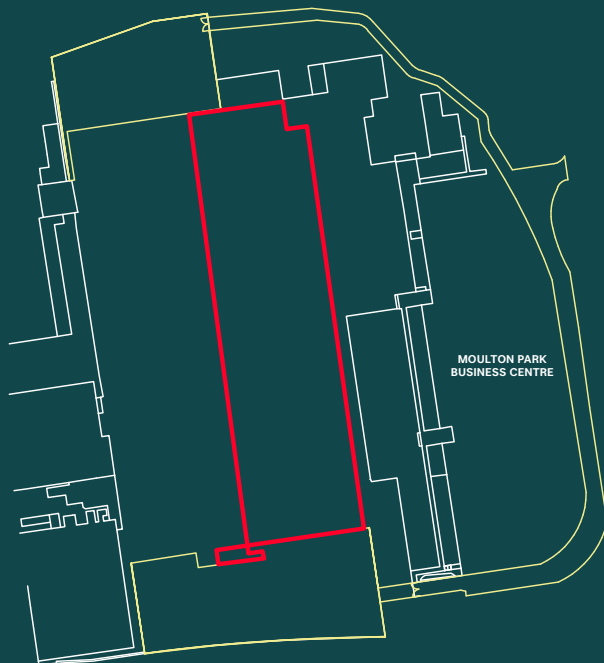
Secure Shared Yard



2 Level Access Doors & 2 Dock-Level Access Doors



5m Minimum Clear Height



## TERMS & RENT

Available on a new FRI lease for a term of years to be agreed.

Rent on application

## EPC

The property has an EPC rating of C.

## VAT

All prices quoted are exclusive of VAT which will be chargeable at the prevailing rate.

## SERVICE CHARGE

A service charge is levied to cover communal estate costs.

## LEGAL COSTS

Each party will be responsible for its own legal costs.

## BUSINESS RATES

The Property has a rateable Value of £317,500. Rates payable for the current Financial Year April 23 - March 24 are £162,560 per annum.

# CONTACT & VIEWINGS

For further information, or to inspect, please contact the retained agents.



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