

TO LET

**10 POND WOOD CLOSE
MOULTON PARK, NORTHAMPTON, NN3 6DF**

PRELIMINARY PARTICULARS

WAREHOUSE / INDUSTRIAL / OFFICE

32,786 SQ FT (3,045.8 SQ M)

- WELL LOCATED ON ESTABLISHED EMPLOYMENT AREA
- OPEN PLAN OFFICE AREA WITH COMFORT COOLING/AIR CONDITIONING
 - AVAILABLE ON FLEXIBLE LEASE TERMS

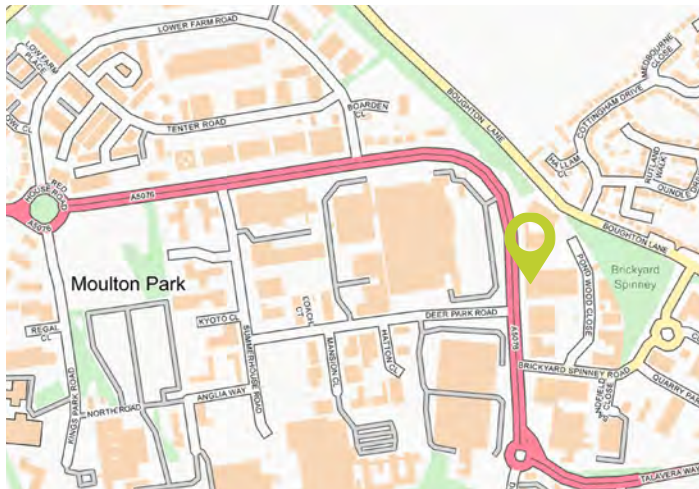
For enquiries and viewings please contact:

Joe Smith jsmith@drakecommercial.co.uk
Nicholas Roberts nroberts@drakecommercial.co.uk

01604 620616
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LOCATION

Moulton Park is an established employment area situated approximately 4 miles north of Northampton town centre. There is excellent access to the town's outer ring road system with dual carriageway links to Junction 15 of the M1, and easy access to the A14.

Other occupiers on Moulton Park include Greencore, Nationwide, Hevey Building Supplies, UPS, and Screwfix. There is a Bewitched Coffee drive-thru and a Greggs retail unit within walking distance of the property.

SPECIFICATION

- Prominent location on established employment area.
- Modern single storey building of steel portal construction.
- Two storey office accommodation located at the front of the property.
- Suspended ceilings with recessed lighting.
- Heating and cooling units.
- Dedicated on-site car parking.

SERVICES

Mains water, drainage, gas, single and three phase electricity are connected to the property.

Drake Commercial have not tested these services and occupiers are advised to make their own enquiries in this regard.

ACCOMMODATION

SIZE (SQ FT)

SIZE (SQ M)

TOTAL GIA

32,786

3,045.8

ASKING TERMS

The property is available by way of a sub-lease at a rent to be agreed.

BUSINESS RATES

To be confirmed.

SERVICE CHARGE

To be confirmed.

VAT

All figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to pay their own legal costs.

EPC

To be confirmed.

AML REGULATIONS

Under AML guidance, prospective tenants/purchasers may be required to provide photographic ID and proof of address.

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