

# To Let

## Modern Starter Industrial Unit

2 Low Farm Place Moulton Park  
NORTHAMPTON NN3 6HY



- Measuring approximately 987 sq ft. (91.70 sq m)
- Ideal starter unit
- Located on the popular Moulton Park Industrial Estate
- Includes a single office, WC and kitchenette facilities.

To Let £15,500 per annum exclusive

## Location

Low Farm Place is a small courtyard development of modern industrial units arranged in facing terraces, located on the popular Moulton Park Industrial Estate.

Moulton Park is one of Northampton's premier industrial estate, with easy access to major roads and motorways and a good public transport service. It is also close to commercial and shopping facilities.

## Accommodation

The property comprises a mid terraced industrial unit of steel frame construction with concrete blockwork walls, sitting beneath a pitched profile paneled roof incorporating translucent roof lights.

Internally the unit is open plan in layout, with a single office, WC and kitchenette facilities. Heating is provided via a wall mounted gas blower

The unit has been maintained to a high standard. Access for loading is gained via a single door incorporated within the rear elevation. There is separate pedestrian access provided within the front elevation.

Externally, there are several car parking spaces provided to the rear of the unit.

## Areas

	Sq Ft	Sq M
Gross Internal Area	1,000	92.9

**TOTAL** 987 91.69

## Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

## Rent

To Let £15,500 per annum exclusive

## Terms

The premises are available to lease upon flexible new terms.

## Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

**Rateable Value:** £7,900

**Rates Payable:** £0

## Service Charge

TBC

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

## EPC

Available upon request

## Services

We understand that all mains services including water, gas, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

## Viewing

To View and for further details please contact:

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View Location



View EPC



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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