



**Baker
Harman**

TO LET: Industrial/Warehouse Unit



Unit 3 Cirrus Park

**Lower Farm Road, Moulton Park,
Northampton, NN3 6UR**

- 6,332 sq ft (588.25 sq m)
- Allocated car parking spaces
- Located on the popular Cirrus Park Development

LOCATION

Cirrus Park is located on Moulton Park Industrial Estate in Northampton. Moulton Park is located 3 miles northeast of Northampton town centre. Lower Farm Road is located just off Talavera Way, which is the main estate road that provides direct access to the A43. The A43 provides direct access to the A45 and M1 at junction 15.

High profile occupiers on Moulton Park include Nationwide, Jewson's, Greencore, UPS and Goodwill Solutions CIC.

DESCRIPTION

The subject property comprises a mid-terrace Industrial/ Warehouse Unit.

The Property benefits from the following amenities/ specifications:

- Loading door
- Single storey office/ancillary area to the front
- 6 Allocated Car Parking Spaces
- Mezzanine floor of 3,051 sq ft.

ACCOMMODATION

We have measured the property and calculated that it comprises Gross Internal Area (GIA) of 6,332 sq ft (588.25 sq m).

This area includes a 3,051 sq ft (283.44 sq m) Mezzanine Floor.

EPC

The property has an EPC Rating of 102 in Band E.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

LEGAL COSTS

Each party is to bear their own legal costs.

BUSINESS RATES

Rateable Value: £27,250

The Uniform Business Rate for 2026/27 is 43.2p in the £.



SERVICES

We understand that the property has all mains services.

The services have not been tested and interested parties are requested to make their own enquiries in this regard.

SERVICE CHARGE

The property is subject to a service charge for the upkeep of the communal areas. Details are available on application.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TERMS

The property is available on a leasehold basis either by way of a new full repairing and insuring lease at a guide rent of £42,500 pa exclusive.

VIEWING

To view and for further details please contact:



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