



**Baker
Harman**

TO LET: Industrial / Warehouse unit



**Unit 7 WD Boxhub, Deer Park
Road, Moulton Park,
Northampton, NN3 6RZ**

- 4,981 sq ft Modern Industrial/Warehouse/Trade Unit
- Modern Unit – Completed in 2023
- Ready for immediate occupation
- Available by way of a New Lease.

LOCATION

Moulton Park is one of the most successful industrial estates in Northampton, and is already home to a number of local, regional and national occupiers including Greencore, Great Bear, UPS, Dataforce, SF Express, Screwfix and Keyline Builders Merchants as well as the Kings Park leisure facilities and Northampton Science Park.

SITUATION

The site is prominently located on the corner of Deer Park Road and Summerhouse Road in an area of mixed commercial employment occupiers. Moulton Park which is approximately 4 miles north of Northampton Town centre can be accessed via the A43 or the A508.

DESCRIPTION

The subject property comprises a brand new mid-terraced Industrial/Warehouse unit.

The property is constructed to an excellent level of specification and is ready for immediate occupation.

The key features for this property are as follows:-

- 8m clear internal height
- Electric vehicle charging point
- 4.8m electric loading door
- 3 phase power, gas and water
- Openreach FTTP (Fibre to Premises) installed
- Toilet and kitchenette facilities
- Mezzanine storage area
- Allocated parking.

ACCOMODATION

The property comprises the following Gross External Area (GEA):-

	Sq Ft	Sq M
Ground Floor	3,846	357.30
First Floor Offices	1,135	105.44
Total	4,981	462.74

This unit has 6 allocated car parking spaces.

EPC

This property will have an EPC Rating of 26 in Band B.



SERVICE CHARGE

A service charge is levied to cover communal costs and services. This is charged on a proportionate basis.

SERVICES

We understand that mains, water and electricity are connected at the property. The agents have not tested the services and interested parties are invited to make their own enquiries in this regard.

BUSINESS RATES

Rateable Value: £46,000

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



VAT

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

LEGAL COSTS

Each part is to bear their own legal costs

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.

TENURE

The property is available by way of a New Lease.

Guide Rent: £60,000 pa exclusive.

VIEWING

To view and for further details please contact:



Richard Baker BSc (Hons) MRICS

Mob: 07725 834136

Email: richard@bakerharman.com

Website: www.bakerharman.com