



**Baker
Harman**

TO LET: Modern Air-Conditioned Office Suites



**27 Charter Gate,
Moulton Park,
Northampton, NN3 6QB**

- Office suites from 134 – 1,446 sq ft
- Inclusive rents/service charge arrangement
- Recently refurbished to a high specification
- Available to let on a new tenancies' agreement

LOCATION

The property is located in the Charter Gate development on Moulton Park in Northampton, which is approximately 4 miles north of Northampton town centre and can be accessed via the A43 or the A508.

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.

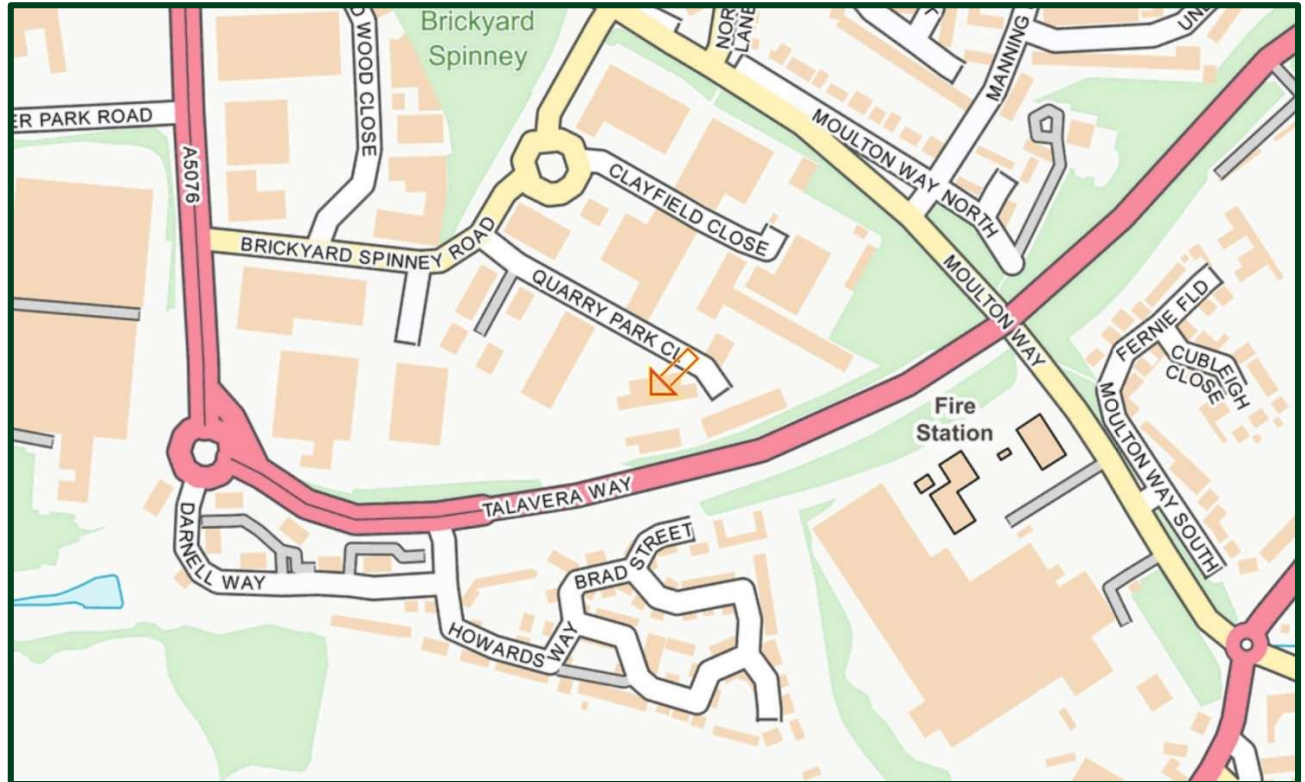


THE PROPERTY

The subject premises comprises the first floor of a two-storey hybrid business facility, incorporating high quality refurbished offices with shared facilities including kitchen, meeting room, shower and wc's.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of 74 in Band C.



ACCOMODATION

The property comprises the following Gross Internal Area (GIA):-

Office	Sq Ft	Quoting Rent (per annum)
Suite 1	548 sq ft	£9,316 pa
Suite 2	764 sq ft	£13,000 pa
Suite 3	403 sq ft	LET
Suite 4	134 sq ft	£3,500 pa

SERVICE CHARGE

There is a service charge provision of £10.00 per sq ft which is charged in addition to the rent. This covers:

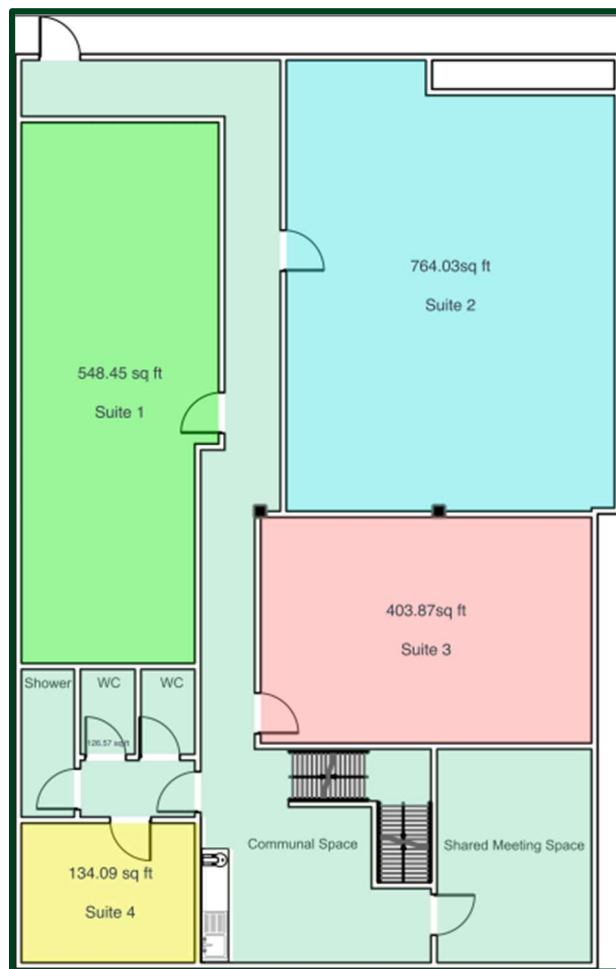
- Gas, electricity & water
- Air-conditioning
- Buildings Insurance
- Access Control (video & audio intercom)
- CCTV
- Intruder Alarm
- Fire Detection & Prevention
- Exterior and interior cleaning of communal areas
- Waste Disposal
- Maintenance of Outside Spaces & Gritting
- Decoration
- Common Area Management
- Common Area Supplies

All figures quoted are exclusive of VAT.

TERMS

The suites are being offered to let on new tenancy agreements, with terms to be agreed.

Any letting will be contracted outside of the security and compensation provisions of the Landlord & Tenant Act 1954



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.

BUSINESS RATES

Each suite is to be separately assessed for business rates. We anticipate that all suites fall below £12,000 *

* Businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.

LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover landlord's abortive costs once contracts are raised.

VIEWING

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