



**Baker
Harman**

TO LET: Industrial / Warehouse units



**Units 28 & 29 Low Farm Place,
Moulton Park Industrial Estate,
Northampton, NN3 6HY**

- 3,318 – 6,553 sq ft (308.27 – 608.87 sq m) Industrial/Warehouse Units
- Single Storey Office/Ancillary Accommodation
- Available individually or combined.
- Large self-contained, secure yard and car parking area.
- Available by way of a new lease on lease terms to be agreed.
- To be refurbished.

LOCATION

The property is located on the Moulton Park Industrial Estate, which is approximately 3 miles northeast of Northampton town centre. Low Farm Place is located just off Telavera Way, which is the main estate road that provides a direct access to the A43. The A43 provides a direct dual carriageway access to Junction 15 of the M1, which is approximately 6 miles away.

Occupiers on Moulton Park include Nationwide, UPS, Jewsons, Great Bear, UPS, Goodwill Solutions CIC, Great Bear and Greencore.

DESCRIPTION

The subject property comprises two small industrial/ warehouse units that are of a steel portal frame construction with block elevations and a pitched clad roof. The properties have office/ancillary accommodation on the ground floor along and warehouse WC facilities.

The units are self-contained and benefits from the following amenities/specification:-

- Minimum eaves height of approx. 4.02m
- 1 no. up and over loading door (4.03 (w) x 4.2 (h)).
- Ground floor office/ancillary accommodation.
- Large secure yard and parking area to the rear.
- To be refurbished.

ACCOMMODATION

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

	Sq Ft	Sq M
Unit 28		
Warehouse	2,860	265.71
Office	458	45.56
Total	3,318	308.27
Unit 29		
Warehouse	2,736	254.24
Office	499	46.36
Total	3,235	300.60
Overall Total	6,553	608.87



SERVICES

We understand that the property has all mains services. Baker Harman has not tested any of the services and interested parties are requested to make their own enquiries in this regard.

BUSINESS RATES

Rateable Value: £tbc

LEGAL COSTS

Each part is to bear their own legal costs



EPC

Unit 28 has an EPC Rating of 83 within Band D.
Unit 29 has an EPC Rating of 99 within Band D.

The units are to be reassessed once the works are completed.

VAT

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

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 units are available individually or combined by way of a Full Repairing and Insuring Lease on terms to be agreed.

Guide Rent: £40,000 pa exclusive per unit
£80,000 pa exclusive combined

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