



Goodwill Solutions
Expert Logistics. Positive Social Impact.

Cynthia Spencer
Care, Support, Choice

DATAFORCE

greencore
group

greencore
group

RESINEX

great bear

greencore
group

Keyline

DEER PARK ROAD

SUMMERHOUSE ROAD

DEER PARK ROAD, MOULTON PARK, NORTHAMPTON, **NN3 6WD**

WARMFLAMEDEVELOPMENTS.COM/MOULTONPARK

NEW INDUSTRIAL / WAREHOUSE / TRADE UNITS FOR SALE / TO LET

UNITS FROM 3,823 – 19,763 SQ FT (355 – 1,836 SQ M)

PRACTICAL COMPLETION Q4 2021

LWD.BOXHUB
moulton park

OPTION A

Option A comprises of three terraces of units ranging from 3,823 sq ft up to 7,435 sq ft.

	GF	MEZZANINE	TOTAL
UNIT A1	5,454 SQ FT	1,981 SQ FT	7,435 SQ FT
UNIT A2	3,327 SQ FT	1,333 SQ FT	4,660 SQ FT
UNIT A3	2,640 SQ FT	1,183 SQ FT	3,823 SQ FT
UNIT A4	2,711 SQ FT	1,215 SQ FT	3,926 SQ FT
UNIT B1	4,393 SQ FT	1,296 SQ FT	5,689 SQ FT
UNIT B2	4,284 SQ FT	1,264 SQ FT	5,689 SQ FT
UNIT B3	3,846 SQ FT	1,135 SQ FT	4,981 SQ FT
UNIT B4	3,954 SQ FT	1,167 SQ FT	5,121 SQ FT
UNIT C1	3,943 SQ FT	1,360 SQ FT	5,303 SQ FT
UNIT C2	3,850 SQ FT	1,328 SQ FT	5,178 SQ FT
UNIT C3	3,850 SQ FT	1,328 SQ FT	5,178 SQ FT
UNIT C4	3,943 SQ FT	1,360 SQ FT	5,303 SQ FT

* All areas are approximate on a GEA (Gross External Area) basis.



8m clear
internal height



Steel portal frame
construction



Uniformly distributed
50kN/m2 floor slab
loading



3 phase
power supply



Mezzanine floor for
office or additional
storage uses





4.8m high electrically
operated loading doors



Secure cycle
parking



Dedicated yard
area and car
parking



Electric vehicle
charging points



15% warehouse
roof lights

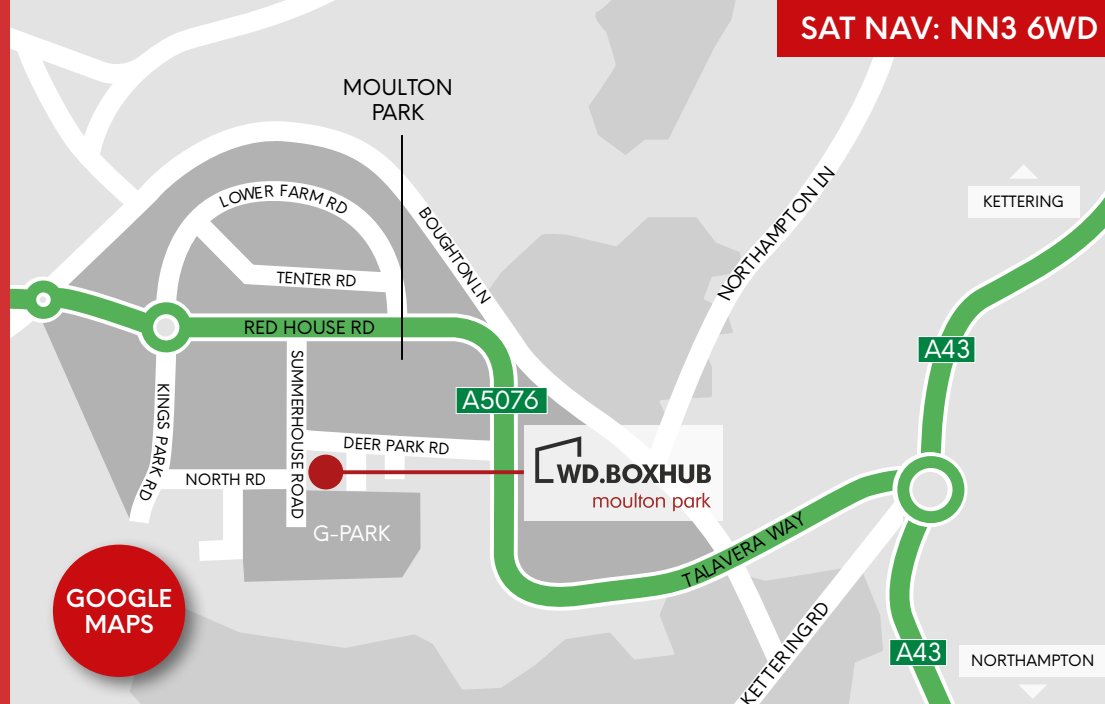
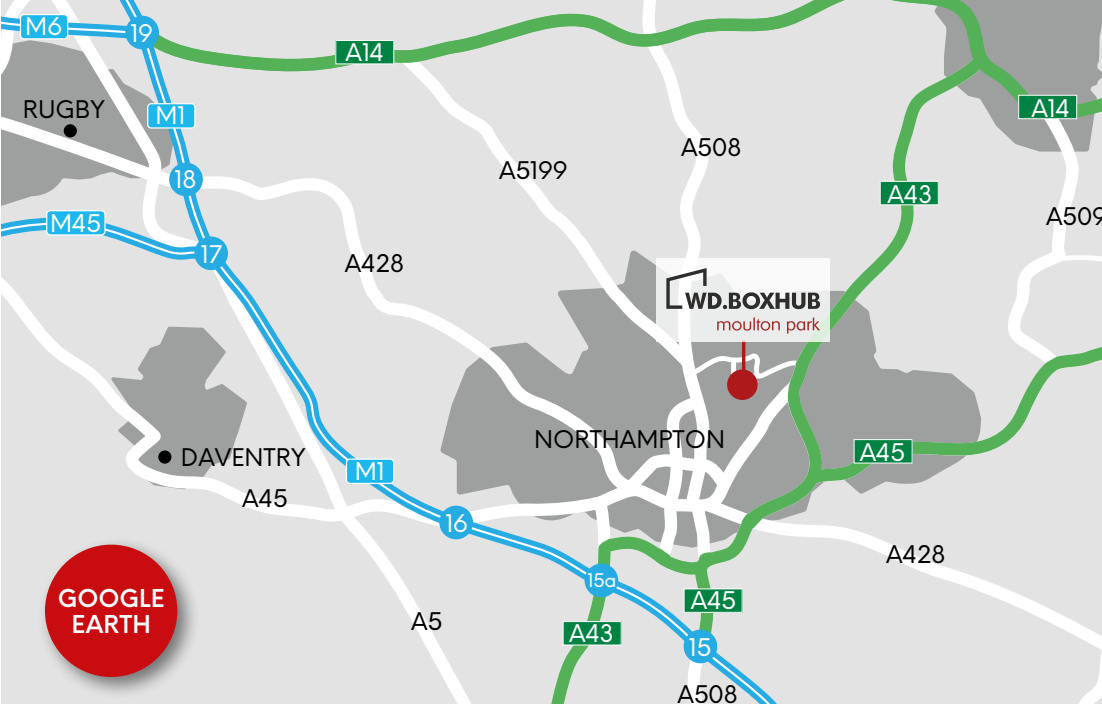
OPTION B

Option B comprises of two terraces and a
single detached unit of 19,763 sq ft.

	GF	MEZZANINE	TOTAL
UNIT A1	5,454 SQ FT	1,981 SQ FT	7,435 SQ FT
UNIT A2	3,327 SQ FT	1,333 SQ FT	4,660 SQ FT
UNIT A3	2,640 SQ FT	1,183 SQ FT	3,823 SQ FT
UNIT A4	2,711 SQ FT	1,215 SQ FT	3,926 SQ FT
UNIT B1	4,393 SQ FT	1,296 SQ FT	5,689 SQ FT
UNIT B2	4,284 SQ FT	1,264 SQ FT	5,689 SQ FT
UNIT B3	3,846 SQ FT	1,135 SQ FT	4,981 SQ FT
UNIT B4	3,954 SQ FT	1,167 SQ FT	5,121 SQ FT
UNIT C	17,233 SQ FT	2,530 SQ FT	19,763 SQ FT

* All areas are approximate on a GEA (Gross External Area) basis'.





LOCATION

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.

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.

SERVICE CHARGE

A service charge is levied to cover communal costs and services.

VAT

All prices quoted are exclusive of VAT, which will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

TERMS

Units are available on both a Freehold and Leasehold basis with prices/rents available on application.

PLANNING

All units will benefit from detailed planning permission for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

VIEWING

Viewing is available via the joint agents.

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