

Unit J Tenter Road

Moulton Park • Northampton • NN3 6AX



19,296 sq ft (1,792 sq m) approx.
**MODERN INDUSTRIAL/WAREHOUSE
UNIT**

TO LET

- Large secure self contained yard
- Clear eaves height 6m
- First floor air conditioned fitted offices
- AVAILABLE Q4 2025



A14 M1

11 miles
(17 minutes)

9.4 miles
(15 minutes)

GREGGS

whistl

Thrifty

Keyline
CULDESPECIALIST

greencore
group

CEF

greencore
group

Constantia
FFP

Constantia
FFP

Constantia
FFP

Constantia
FFP

Constantia
FFP

HOWDENS

ups

COMMSAVE
CREDIT UNION



Location

The property is located on Moulton Park approximately 3 miles north of Northampton Town Centre. Other occupiers taking advantage of the skilled local workforce, convenient communications and pleasant environment at Moulton Park include Nationwide Building Society and Greencore.

The property benefits from good access to Junction 15 of the M1 motorway, providing easy motorway links to the M6 and M25. The A14 (A1/M1 link) is approximately 10 miles north of the property.

Description

The property comprises a modern detached industrial/ warehouse building with fully fitted first floor air-conditioned office accommodation.

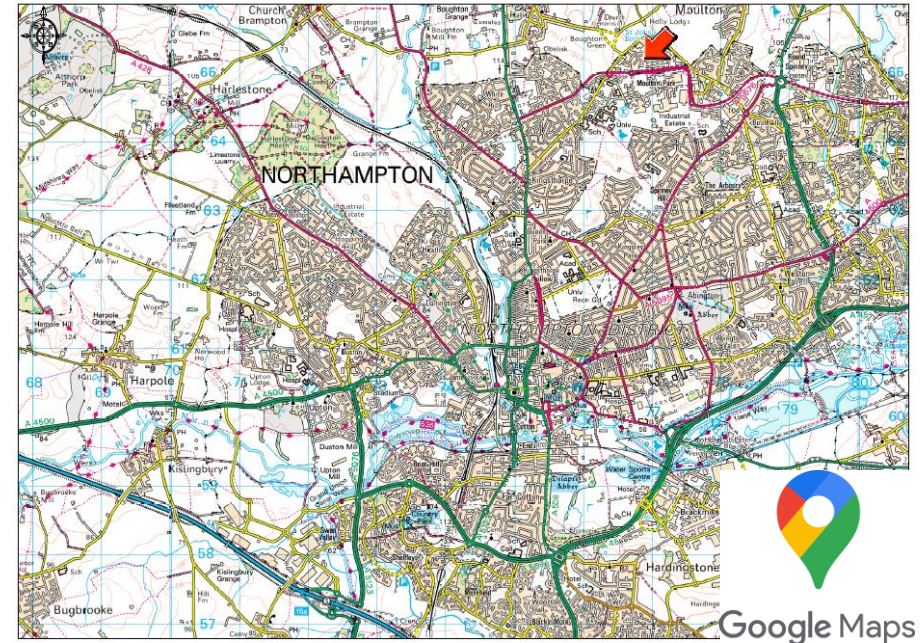
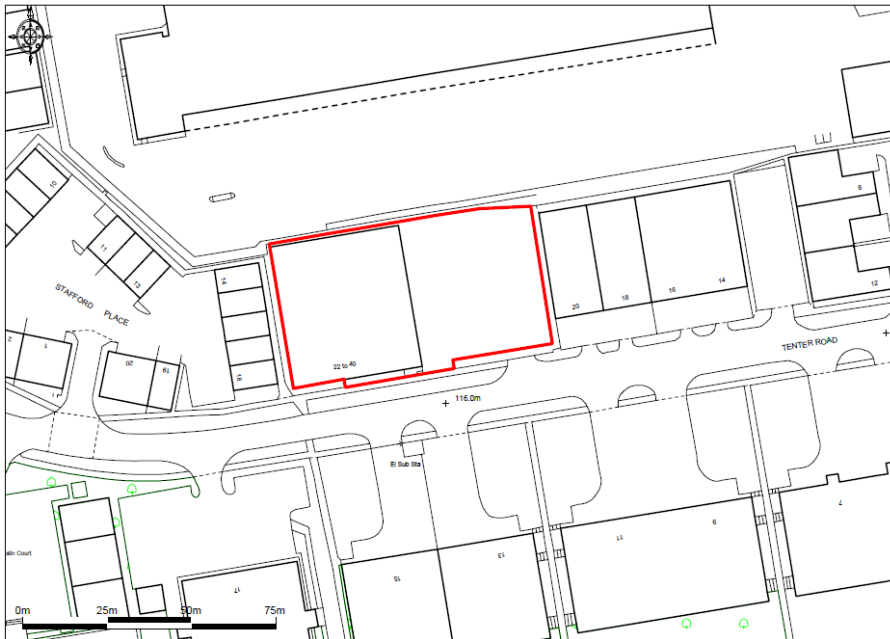
The high-quality specification includes:-

- Eaves height 6m minimum - 7.25m maximum
- Warehouse fitted with heating and lighting
- Self contained secure yard area
- Electrically operated up and over loading doors (5m wide x 5.67m high approx)
- WC and kitchenette facilities on both floors
- Additional air-conditioned meeting room and store located on ground floor
- Total site area of circa **0.92 acres**

Accommodation

	Sq Ft	Sq M
High Bay Warehouse	14,163	1,315.80
Meeting room/Store/Low level area under offices	2,233	207.45
GF/FF Office/ancillary	2,900	269.37
Total	19,296	1,792.62

The floor areas provided are approximate and are expressed on a gross internal basis.



Terms

The property is available by way of a new lease at a quoting rent of £230,000 pa excl

Rates

The rateable value of the property is £122,000, with approx rates payable in the current financial year of £62,200.

This assumes no transitional premium/relief and interested parties are urged to verify these figures.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/

Legal Costs

Each party to bear their own legal and surveyor's costs in relation to any transaction.

VAT

The incoming tenant will be responsible for the payment of any VAT.

EPC

The premises have an EPC rating of

Viewing

Viewing and further information via the sole agents:



Oliver Thompson
oliver@tdbre.co.uk

Jack Brown
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