



69 Tenter Road

69 Tenter Road, Moulton Park Industrial Estate, Northampton, NN3 6AX

**Semi-detached light
industrial/trade counter unit
with roadside visibility**

5,255 sq ft
(488.21 sq m)

- Roadside visibility next to Screwfix
- Located on the popular Moulton Park Industrial Estate
- Car parking and fenced external store
- Clear span main area with minimum eaves height of 5.5m
- Includes Trade Counter / Offices

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Summary

Available Size	5,255 sq ft
Rent	£60,000 per annum
Rates Payable	£19,332 per annum
Rateable Value	£44,750
Service Charge	N/A
Estate Charge	N/A
EPC Rating	C (63)

Description

The property comprises a semi-detached light industrial/storage/trade counter unit of steel portal frame construction underneath a insulated pitched profile steel roof.

Internally the property benefits from a two storey office block, with the ground floor section most recently having been used for a trade counter

Loading access is via a section steel door which is 4m wide x 4.87m high

Externally the front elevation of the property is brickwork with profile steel cladding above. The rear elevation is in full height profile steel cladding.

There is a dedicated car parking area at the front of the property, with a section which is enclosed with palisade fencing.

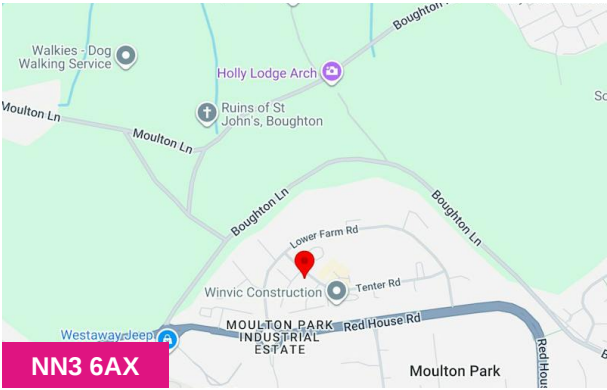
Location

The property is located on Tenter Road on the Moulton Park Industrial Estate

Moulton Park comprises a well-established business location on the northern side of Northampton. The estate is characterised by a mix of office and industrial facilities.

Northampton town centre is 3.7 miles away. Milton Keynes is 25 miles away via A43/A45 dual carriageway and the M1 Junction 15 (9.5 miles).

The neighbouring occupier is Screwfix. Other occupiers on the Moulton Park industrial estate include Nationwide Building Society, Great Bear Distribution and Winvic.



Viewing & Further Information



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