

INVESTMENT FOR SALE

MODERN OFFICE BUILDING
WITH NEW LEASE COMMENCING
UPON SALE

**11 CIRRUS PARK, MOULTON PARK
NORTHAMPTON, NN3 6UR**

LOCATION

The property is located in a modern courtyard development adjacent to other modern office and business units. Moulton Park is one of Northampton's premier office locations being 4 miles to the north of the town with access to the M1, M6 via the dual carriageway ring road and the A14 via the A43.

DESCRIPTION

"Cirrus Park" comprises 12 high quality, single and two storey office and business units within a well maintained, landscaped development. Amenities include suspended ceilings with integral recessed Cat II lighting to 500 lux, full raised access floors and trunking boxes, double glazing, gas fired radiator central heating, air conditioned and cooling, carpeting, lift to first floor and WC on first floor, plus disabled WC facilities on ground floor. Parking is for 6 vehicles. There is a security door entry-phone system.

ACCOMMODATION

Total Floor Area: 1,837 Sq. Ft (170.67m2) over two floors.

FREEHOLD TERMS

The premises are offered freehold subject to a new full repairing and insuring lease to Herongrange Limited for 10 years, with a rent of £24,000 per annum exclusive for the first five years.

Price: £330,000. ie 7.0% after purchasers acquisition costs and SDLT.

RATES

The Rateable Value: £18,250



THE TENANT

Specialising in electronic portable surveillance and security equipment for the building & construction industry, Herongrange Ltd have been in business since 1988 and purchased the building from new soon after.

VAT

The terms quoted are exclusive of any VAT that may be chargeable.

COSTS

Each party to bear their own costs.

VIEWING

By prior appointment with the sole agents:

Stephen Chown

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