

ONE & TWO  
**CENTRAL  
COURT**

ANGLIA WAY • MOULTON PARK  
NORTHAMPTON • NN3 6JA

**UNDERGOING SIGNIFICANT INTERNAL AND  
EXTERNAL REFURBISHMENT WORKS**



**SELF CONTAINED HEADQUARTER STYLE OFFICES **TO LET****  
**4,500 - 14,300 sq ft** APPROX NIA

- PROMINENT BUSINESS PARK LOCATION
- EXCELLENT PARKING RATIO (MINIMUM 1:183 SQ FT) WITH THE POTENTIAL TO EXTEND IF REQUIRED STP
- AVAILABLE ON A FLOOR BY FLOOR BASIS / BUILDINGS ARE ALSO AVAILABLE SEPARATELY
- AVAILABLE ON AN EFFECTIVE FULL REPAIRING LEASE

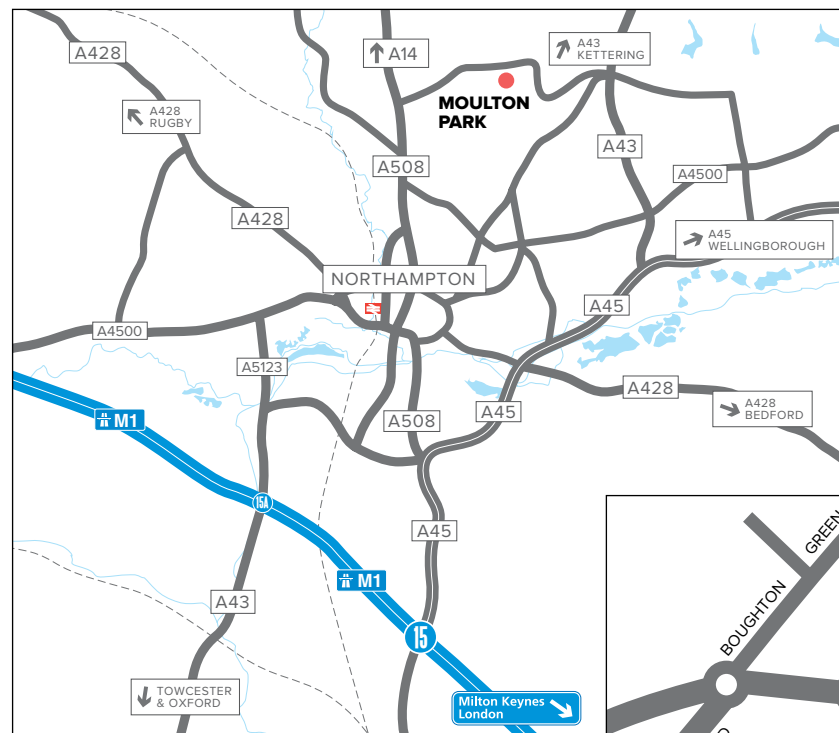
## LOCATION

One and Two Central Court are situated off Anglia Way on the Moulton Park Industrial Estate which is one of the town's key employment areas and is home to a number of well known occupiers such as Nationwide Building Society, Horiba and Winvic Construction.

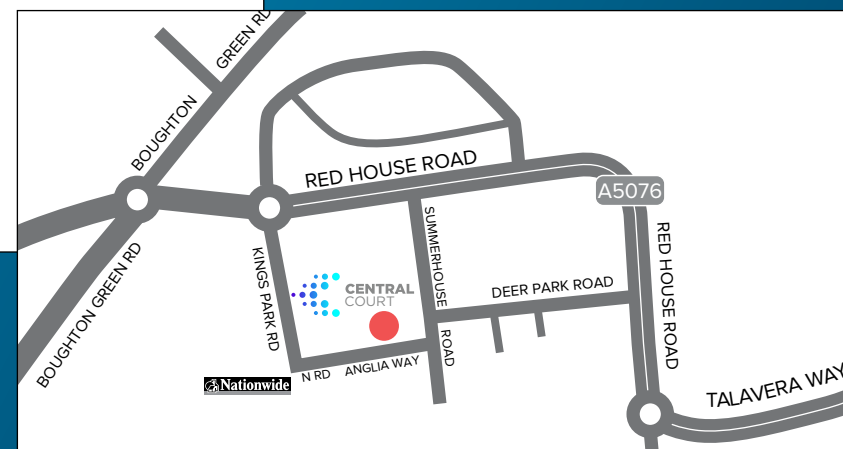
Moulton Park is approximately 3 miles north east of Northampton town centre. All main banking and shopping facilities can be found a short distance away in Kingsthorpe and Nationwide have a retail banking facility within their offices at Anglia Way.

Northampton is located in the heart of England, its central location offers excellent communication links, with three junctions of the M1 motorway (15, 15A and 16) providing easy links to Birmingham in the north and London to the south. The A14 is located approximately 10 miles to the north and provides access to the east coast ports.

The town benefits from a good train service to London Euston and Birmingham New Street, both less than one hour away.



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## CONNECTIONS

### ROAD

Northampton Town Centre	4 miles
Northampton Train Station	5 miles
Junction 15 M1	9 miles
Junction 16 M1	7 miles
Milton Keynes	17 miles
Birmingham	57 miles
London	65 miles

### RAIL

Milton Keynes	14 mins
Coventry	33 mins
London Euston	46 mins
Birmingham Int.	48 mins
Birmingham New St.	61 mins
Manchester	2 hours 2 mins



## DESCRIPTION

One & Two Central Court are modern two-storey self contained office buildings. The properties are of brick construction with aluminium framed double glazed windows and a pitched tiled roof. The properties are currently undergoing significant internal and external refurbishment works:

### INTERNALLY

- To provide open plan accommodation
- Decoration, new flooring and lighting throughout
- New suspended ceiling, space heating and air-conditioning system
- New sanitaryware, partitions, vanity units and finishes
- Lift cart replacement

### EXTERNALLY

- Existing windows, rainwater goods and timber fascias repainted in grey
- Additional windows to be installed to match existing
- Glazed canopy to the front and rear elevation
- Revised landscaping to provide additional car parking

## ACCOMMODATION

The property has the following approximate net internal floor areas

	Sq ft	Sq m
One Central Court	9,770	908
Two Central Court	4,524	420
<b>TOTAL NIA</b>	<b>14,294</b>	<b>1,328</b>

Interested parties must satisfy themselves as to the accuracy of this information.

## TERMS

The accommodation is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.



## RATES

	Rateable Value	Rates Payable 2019/2020
One Central Court	£65,500	£33,012
Two Central Court	£31,500	£15,467

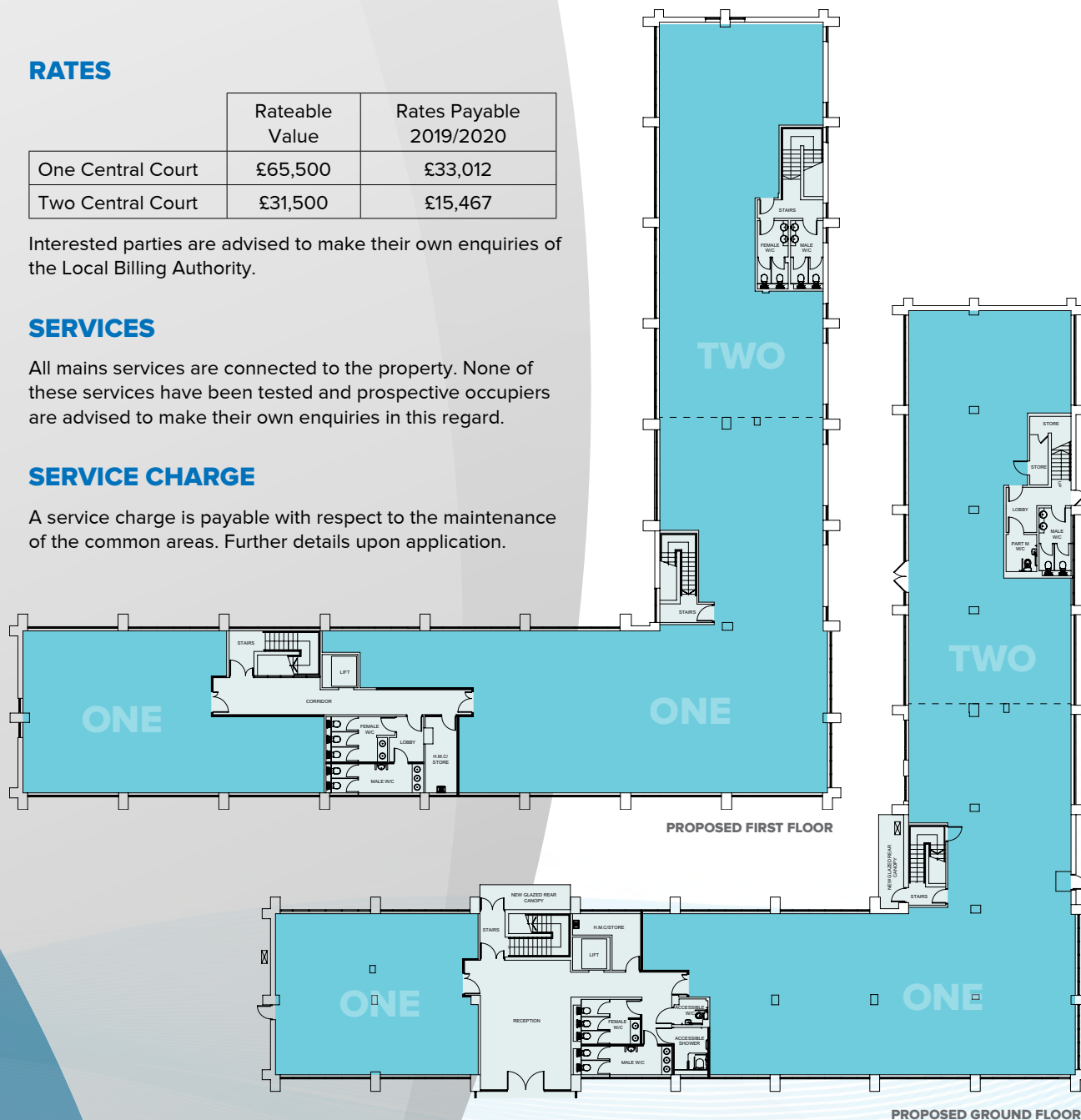
Interested parties are advised to make their own enquiries of the Local Billing Authority.

## SERVICES

All mains services are connected to the property. None of these services have been tested and prospective occupiers are advised to make their own enquiries in this regard.

## SERVICE CHARGE

A service charge is payable with respect to the maintenance of the common areas. Further details upon application.



## EPC

Awaiting reassessment.

## LEGAL COSTS

Each party will be responsible for their own reasonable legal costs.

## VAT

It should be noted that any figures quoted either verbally or in writing are exclusive of VAT unless specifically stated otherwise.

## VIEWING

Viewing and further information strictly via the joint sole agents:-



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