



Whitworth Chambers
George Row
Northampton, NN1 1DF
enquiries@hadlands.co.uk

Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

FOR SALE
TWO STOREY BUSINESS UNIT
516 SQ M (5,550 SQ FT)



**25 CHARTERGATE,
QUARRY PARK CLOSE,
MOULTON PARK,
NORTHAMPTON,
NN3 6QB**

- PRESENTLY FITTED AS OFFICES BUT CAPABLE OF CONVERSION TO PRODUCTION/STUDIO/SHOWROOM
- LOCATED IN THE POPULAR MOULTON PARK ESTATE
- PARKING FOR UP TO 15 CARS
- WELL LOCATED FOR ACCESS TO A43, A45 AND M1 (JUNC 15)

**THE FREEHOLD OF THE PROPERTY IS AVAILABLE TO PURCHASE AT AN
ASKING PRICE OF £465,000 EXCLUSIVE WITH VACANT POSSESSION**



RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

Moulton Park is approximately 4 miles from Northampton Town Centre within easy reach of Junction 15 of the M1 via A43 and A45. Occupiers in Moulton Park include: Nationwide Building Society, Greencore and Great Bear Distribution

DESCRIPTION

The property comprises of a 2-storey end of terraced modern building with brick elevation and pitched sheet metal roof, with natural light panels

The original open plan layout has been sub-divided providing cellular space, this can be easily reconfigured to reinstate the open plan layout, offering potential for light production, laboratory, showroom or alternative uses such as day nursery (subject to planning consents)

The ground and first floor benefit from separate Kitchenette and W.C facilities (Male and Female), with the first floor also benefiting from a separate meeting room, air conditioning services both floors of the building

There is car parking to the front and rear of the unit, and a shared car parking facility opposite shared with other tenants in the scheme. 15 allocated spaces are included

ACCOMMODATION

Ground Floor	258 sq. m	2,775 sq ft
First Floor	258 sq. m	2,775 sq ft
Total	516 sq. m	5,550 sq ft

RATES

Both floors of the property are rated independently;

Ground Floor Rateable Value:	£ 19,750
Ground Floor Rates Payable 2017/2018:	£ 9,638

First Floor Rateable Value:	£ 19,500
First Floor Rates Payable 2017/2018:	£ 9,516

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Northampton Borough Council Rating Department on (0300 330 7000).

TERMS

The freehold of the property is available to purchase with full vacant possession at an asking price of £465,000 exclusive.

VAT

The purchase price quoted excludes any VAT which the landlord may have a duty or choose to impose.

EPC

D

A full copy of the EPC report is available upon request.

VIEWING

Strictly by appointment through the Sole Agents:



Elliott Halliwell

Email: eh@hadlands.co.uk

Tel: 01604 639657

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.