



MODERN DETACHED WAREHOUSE UNIT TO LET

22,502 sq ft (2,090 sq m)

- Highly prominent location
- Good quality two storey offices
- Self contained yard

LOCATION

37 Tenter Road is prominently located on Moulton Park Industrial Estate and benefits from a wide frontage directly onto Redhouse Road. This is the principal route through the estate and forms part of the Northampton ring road system. This in turn connects with the M1 Motorway at Junctions 15 and 15a.

The surrounding area comprises a variety of commercial properties. The estate has traditionally proved popular with a wide range of companies to include a number of prominent firms who have established operations situated nearby.

DESCRIPTION

The premises comprise a modern, detached warehouse building standing upon a self-contained site. The property is built of steel portal frame construction with brick and block elevations surmounted by profile steel cladding to the eaves. Above, there is a pitched profile steel clad roof which has been lined and insulated internally.

Internally there is good quality, two storey office/ancillary accommodation incorporating a kitchen and WC facilities. The remainder of the accommodation comprises an open plan warehouse facility which benefits from good loading access. A mezzanine floor has also been installed to provide additional storage accommodation.

Externally, the premises comprise a self-contained yard and parking area with barrier access. The yard area provides good access for loading purposes. Additional space is also provided to the side of the premises.

ACCOMMODATION

Ground Floor	18,328 sq ft	(1,702.67 sq m)
Office/Ancillary	2,216 sq ft	(205.87 sq m)
Mezzanine	1,958 sq ft	(181.90 sq m)
TOTAL	22,502 sq ft	(2,090.44 sq m)

RENT

Please contact the agents.



TERMS

The premises are available by way of an assignment or subletting of the existing lease agreement. Further details are available upon request.

BUSINESS RATES

The rates payable are an estimate only and interested parties should verify with Local Authority.

Rateable Value: £70,000. Rates Payable: £34,510.

SERVICES

We understand that all mains services including water, gas, drainage and electricity are connected to the property.

Prospective occupiers should note that none of the services have been tested and it is up to interested parties to ensure that the facilities are installed and working to their own satisfaction.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

VAT

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

VIEWING

To view and for further details please contact:

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