



HARWOODS

Chartered Surveyors & Estate Agents

2 STOREY MODERN OFFICE PREMISES

NIA 112.89 sq m (1215 sq ft) approx



**UNIT 3, DUNCAN CLOSE
MOULTON PARK INDUSTRIAL ESTATE
NORTHAMPTON
NN3 6WL**

FOR SALE – FREEHOLD - £175,000 Subject to Contract

This 2 storey mid-terraced office premises has main walls being brick cavity with pitched roof over and tile covering. Floors are solid to the ground floor with suspended joist and boarded to the first floor, windows are metal framed double glazed units. The office suite has recently been decorated to a high standard and consists of open plan office space with electric panel heating, modern lighting and carpeting. The property benefits from a telephone entry system. Outside there is parking for 6 vehicles.

Moulton Park Industrial Estate is located on the north side of Northampton town and has excellent communication links via the ring road northwards to Market Harborough via the A508, Kettering via the A43, eastwards via the A45 to Wellingborough and the A14-A1 link and westwards via the A45 to the M1.

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NET INTERNAL AREAS:

Ground Floor:

Office Area: 53.26 sq m (573 sq ft)
Kitchen: 1.97 sq m (21 sq ft)

First Floor:

Office Space: 55.84 sq m (601 sq ft)
Kitchen: 1.82 sq m (20 sq ft)

TOTAL: 112.89 SQ M (1215 SQ FT)

THE PROPERTY:

Ground Floor:

Entrance Lobby, Cloakroom/wc, L-shaped Open Plan Office Area, Coms Room, Kitchen, Stairs to:-

First Floor:

Entrance Lobby, Open Plan Office 1, Office 2, Kitchen Area, Cloakroom/wc.

Outside – Parking for 6 vehicles in total.

FOR SALE:

£175,000 Subject to Contract for the Freehold interest.
The property to be available with vacant possession.

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

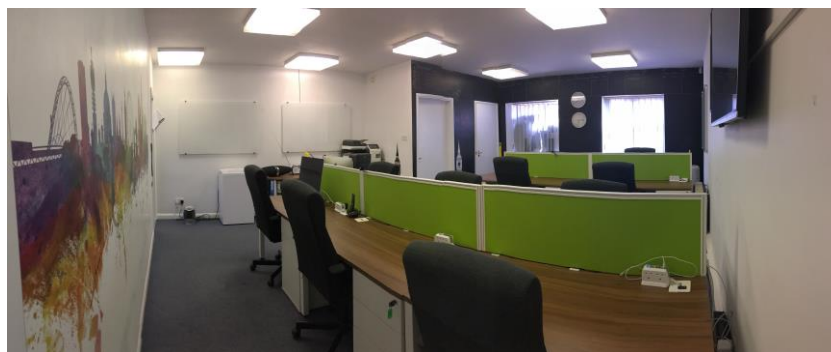
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £10,000. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to cover their own legal costs in respect of this sale.

ENERGY PERFORMANCE ASSET RATING:

D – 98.



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Duncan Woods AssocRICS – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk**

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.