

MOULTON 45

FOR SALE OR TO LET

OFFICES

43,735 SQ FT

MOULTON PARK, NORTHAMPTON



SPECIFICATION

- A mix of open plan and cellular offices
- Self contained site totalling 5.77 acres
- Excellent parking provision with 230 car parking spaces directly in front of the offices
- Sports and social facilities including full canteen and swimming pool
- Cat II lighting with wall mounted perimeter heating

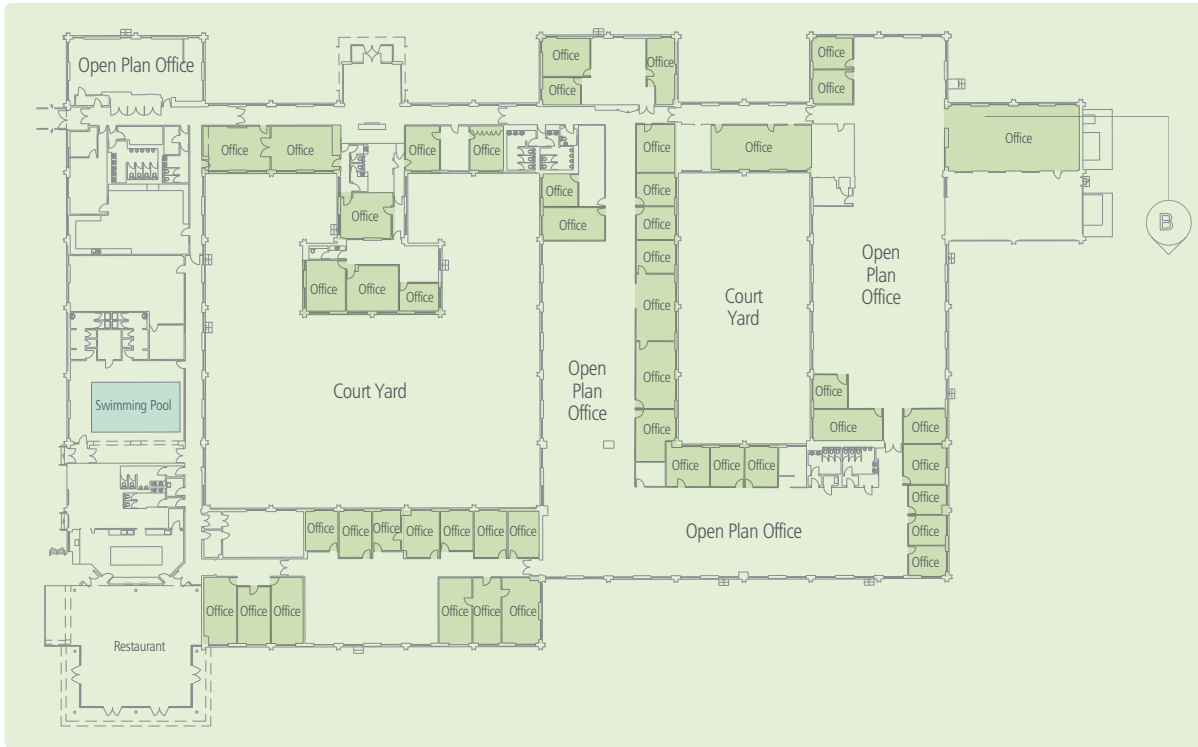
FLOOR AREAS

| | sq ft | sq m |
|------------------------------|---------------|--------------|
| Offices | 39,494 | 3,669 |
| Swimming Pool/Changing Rooms | 1,550 | 144 |
| Kitchen & Canteen | 2691 | 250 |
| Total | 43,735 | 4,063 |

LOCATION

- Prime position on Moulton Park
- 66 miles north of central London
- 55 miles south east of Birmingham

MOULTON 45



TERMS

For sale freehold with vacant possession.
Moulton 45 is available on a new lease with terms to be agreed.

EPC RATING



Moulton 45 has an Energy Performance Rating of D(96).

Conditions under which particulars are issued: Burbage Realty and Ben Coleman Associates for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Burbage Realty or Ben Coleman Associates has any authority to make or give any representation or warranty whatever in relation to this property. © Subject to contract, February 2016

OFFICES TO LET OR FOR SALE




BurbageRealty
expert advice
01604 232555

FRANCO CAPELLA

E franco.capella@burbagerealty.com
T 01604 232555 | 07834 197403
W www.burbagerealty.com


**ben coleman
associates**
01604 660014

BEN COLEMAN

E ben@bencolemanassociates.co.uk
T 01604 660014 | 07843 582303
W www.bencolemanassociates.co.uk