

FOR SALE WITH VACANT POSSESSION

**MODERN ATTRACTIVE OFFICE BUILDING
5 PREMIER COURT BOARDEN CLOSE
NORTHAMPTON NN3 6LF**



- Well located modern office accommodation
- Gas fired central heating with comfort cooling
- Suspended ceilings. Cat II lighting
- Full access raised floors with carpets
- Kitchen facilities on both floors
- 9 Car spaces
- Floor area approx. 1,942 sq ft

**Immediately available for sale with vacant possession
Offers in excess of £300,000 plus VAT**



LOCATION

5 Premier Court is located on Moulton Park, approximately 4 miles to the north of Northampton town centre and 8 miles to the north east of Junction 15 and 15A of the M1 motorway.

The property is located within a courtyard office development surrounded by a number of other similarly specified office premises.

DESCRIPTION

The building comprises a very well appointed semi-detached office with brick external elevations under a pitched tile roof, providing modern open plan office accommodation over ground and first floors. It may be possible to split the building on a floor by floor basis with separate entrance doors.

The property benefits from carpeting, raised floors and a suspended ceiling incorporating Cat. II lighting and comfort cooling throughout. There are fitted kitchens on both floors. Heating is provided via gas fired perimeter mounted radiators. The office has a burglar alarm and a door entry phone system. There are 9 dedicated car parking spaces.

SCHEDULE OF ACCOMMODATION

From measurements taken on site, we calculate the property provides the following approximate accommodation measured in accordance with the RICS Code of Measuring Practice (6th Edition):-

Ground Floor	971 sq ft	90.2 sq m
First Floor	971 sq ft	90.2 sq m

TOTAL	1,942 sq ft	180.4 sq m
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SERVICES

We understand all mains services are available at the property, however, these have not been tested.

RATES

We understand from the Valuation Office that the property has a Rateable Value of £25,250.

TERMS

The offices are available immediately for sale with vacant possession, Offers in excess of £300,000 plus VAT.

VAT

VAT is liable on all outgoing.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has a rating of D80.

VIEWING

For viewing and further information please contact the sole agent:

BEN COLEMAN BSc FRICS
BEN COLEMAN ASSOCIATES
18 HIGH STREET
WOOTTON
NORTHAMPTON
NN4 6LL

ben@bencolemanassociates.co.uk



t: 01604 660014 m: 07843 582303

e: ben@bencolemanassociates.co.uk

If there is any matter which is of particular interest to you, or if you wish to make an appointment to view, please contact our offices prior to undertaking travel.

Our Ref: 3268 – Apr 2017

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