

**ben coleman  
associates**   
**01604 660014**  
ben@bencolemanassociates.co.uk

## **NEWLY CARPETED AND DECORATED OFFICE AVAILABLE IMMEDIATELY**

**7 SCIROCCO CLOSE  
MOULTON PARK  
NORTHAMPTON NN3 6AP**



**Modern two-storey Office building  
Newly carpeted and decorated  
Suspended ceilings and electric storage heaters  
4 car parking spaces plus overflow  
Approx 1,197 sq ft (111.20 sq m)**

**Available to let on a new full repairing and insuring lease at a rent of  
£13,950 pax**



## **LOCATION**

Moulton Park Office Village comprises 19 modern office buildings in an established location approximately 4 miles from Northampton town centre. The retail, banking and leisure facilities of Kingsthorpe shopping centre are within easy reach.

## **DESCRIPTION**

The property is a modern two-storey brick building under a pitched tiled roof. The accommodation benefits internally from suspended ceilings and electric night storage heaters. The property benefits from new carpets and has recently been re-decorated. There are 4 car parking spaces with additional overflow and visitor car parking nearby. There is a kitchenette and WC facilities on the ground floor.



## **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: 590 sq ft 54.81 sq m

First Floor: 607 sq ft 56.39 sq m

**Total Area 1,197 sq ft 111.20 sq m**

## **SERVICES**

Mains drainage, electricity and water services are available at the property however these have not been tested.

## **EPC**

We understand the property has an EPC Rating of F-128

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## **RATES**

We understand from the Valuation Office that the property has a Rateable Value of £17,500 however, all interested parties should liaise with the appropriate Rating Authority – Northampton Borough Council, telephone 01604 837837.

## **TERMS**

The property is available by way of a new full repairing and insuring lease at a rent of £13,950 pax.

## **SERVICE CHARGE**

A Service Charge is payable for the cost of maintenance of the landscaped area and car parking.

## **LEGAL COSTS**

Each party to be responsible for their respective legal costs.

## **VAT**

All figures quoted are exclusive of VAT.

## **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



**01604 660014**

www.bencolemanassociates.co.uk

**t: 01604 660014 m: 07843 582303**

**e: ben@bencolemanassociates.co.uk**

**www.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: 3273 - Dated July 2017