

**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

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:

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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

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