

PRELIMINARY PARTICULARS

**ON BEHALF OF OUR CLIENTS THE DUNCAN GROUP WE ARE ABLE TO OFFER A BRAND NEW
HIGH QUALITY OFFICE AT
TALAVERA COURT
DARNELL WAY
MOULTON PARK
NORTHAMPTON
NN3 6RW**

TO BE BUILT



- **Comfort Cooling**
- **Suspended Ceilings**
- **Recessed LED Lighting**
- **Full Carpeting to Offices**
- **Raised Floors**
- **Kitchens**
- **Excellent Car Parking Ratio**

FREEHOLD OR LEASEHOLD – TERMS ON APPLICATION



DESCRIPTION

On behalf of our clients, The Duncan Group, we are able to offer a brand new high quality two storey office, located on a highly visible position at the entrance of Moulton Park, one of Northampton's premier business locations.

SPECIFICATION

The office will be constructed to an extremely high standard with features including comfort cooling, suspended ceilings, recessed LED lighting, full carpeting to offices, raised floors, kitchens and an excellent car parking ratio.

SCHEDULE OF ACCOMMODATION

The property will be constructed to provide approximately 4,000 sq ft with 22 car spaces allocated to the property.

RATES

To be assessed.

SERVICES

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

EPC

Awaited

TERMS

The property will be available freehold or leasehold – terms on application.

ONGOING MANAGEMENT

A management company Talavera MC Ltd has been formed to own and maintain the common areas. Purchasers will be members of the company.

VAT

All figures are quoted exclusive of VAT.

VIEWING

For viewing and further information please contact:

BEN COLEMAN BSc FRICS
BEN COLEMAN ASSOCIATES
18 HIGH STREET
WOOTTON
NORTHAMPTON
NN4 6LL
t: 01604 660014 m: 07843 582303
e: ben@bencolemanassociates.co.uk
www.bencolemanassociates.co.uk
ben@bencolemanassociates.co.uk

