

**DETACHED MODERN SINGLE STOREY BUILDING SUITABLE FOR B1/B2
(OFFICES AND WAREHOUSE) USES
WITH AMPLE CAR PARKING & LOADING**

FOR SALE

4,051 ft² / 379 m²



**ENCON HOUSE
OWL CLOSE
MOULTON PARK
NORTHAMPTON
NN3 6HZ**

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

LOCATION

The property is situated on the south side of Owl Close which lies to the west of the Lower Farm Road on the Moulton Park Industrial Estate. Owl Close forms an estate cul-de-sac providing access to a range of industrial units.

The A508 which is within 150 metres of the property forms the main distributor through the Moulton Park Industrial Estate and provides access via the A45 to the M1 Motorway and the national road network.

Moulton Park is considered one of Northampton's premier industrial/business estates and is situated approximately five miles north east of Northampton town centre.

DESCRIPTION

The property comprises a self contained detached building of traditional construction. The walls have been constructed of plastered blockwork inner walls and fair faced brick external elevations under a pitched interlocking concrete tiled roof. The floors have been constructed of dust sealed concrete. All windows are of UPVC frames fitted with sealed unit double glazing.

The building is in 'L' shape configuration and has been divided between Reception, Offices and Production Area.

The Reception and Office accommodation is fitted out to a reasonable standard to include emulsion decorated walls, suspended grid panel ceiling with fluorescent light fittings, carpet tiled floor covering and gas fired radiator central heating throughout.

The property is fitted with separate male and female toilet facilities along with a disabled toilet facility to meet current regulations.

The workshop area is approached via the offices and provides an open plan area with an eaves height of approximately 12'4". A manually operated roller shutter door measuring approximately 12'4" x 8'3" leads onto the side access driveway. The workshop is fitted with a gas fired radiator and industrial blower heater/cooler.

Outside, the property is approached via a concrete ramp with a planted landscaped area adjoining. To the rear of the property with access off Owl Close, is a tarmac car park providing parking for approximately 14 vehicles. A separate access point is available from the front elevation off Owl Close leading to the warehouse loading door, and could provide further parking.

Combined offices and production areas extend to approximately 4,051ft² (376.34 m²).

PLANNING

We understand the property has the benefit of B1 (Offices) and B2 (General Industrial) planning use falling within the Town & Country Planning (Use Classes) Order Review 2005. Interested parties should make their own enquiries to verify.

RATES

We understand the property has the following rating assessment for the year 2017/2018:

Rateable Value	£22,500
Rates Payable	£10,552.41 pa

Interested parties should verify the above figures with the Rating Authority for Northampton (telephone 0300 330 7000).

SERVICES

The property is fitted with all mains gas, electricity, water and drainage. The offices are heated via gas fired radiators and the warehouse via a gas blower.

VAT

The prices quoted are exclusive of VAT.

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TERMS

The property is available freehold at £425,000.

The property is currently let and producing a current rental income of £24,000 per annum on a lease expiring on the 31st October 2018.

COSTS

Each party to be responsible for their own respective legal costs.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report can be made available to interested parties.

A CODE OF PRACTICE FOR COMMERCIAL LEASES

AbbeyRoss Property Consultants encourage landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.leasingbusinesspremises.co.uk.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton
NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk