

TO LET

**WAREHOUSE / INDUSTRIAL
UNDER REFURBISHMENT**

**76,886 sq ft
(7,143 sq m)**



REFURBISHMENT WORK DETAILS:

- Brand new roof
- Brand new roof lights
- New LED lighting throughout the warehouse
- Warehouse stripped out
- Warehouse blockwork walls redecorated
- Offices fully refurbished with new LED lighting, new carpets and redecorated throughout
- New office windows and doors

VIEWING

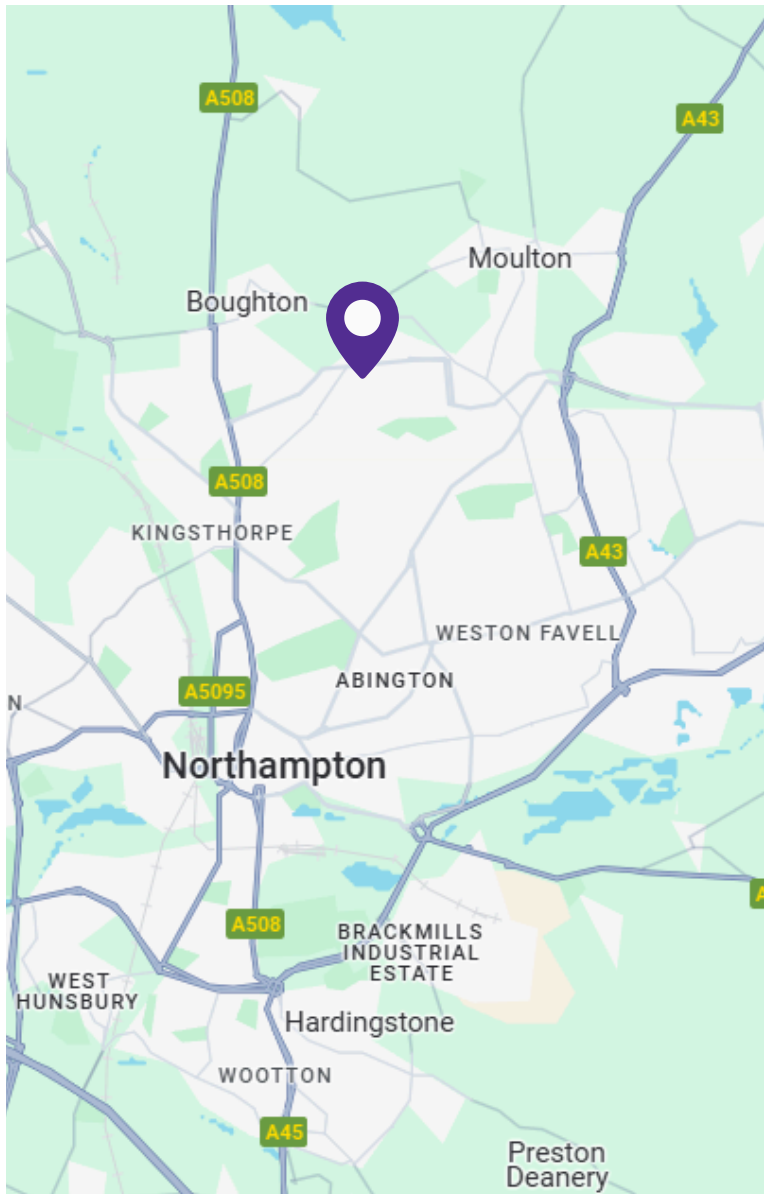
Arrange a viewing with one of our property team using the contact details below.
Pall Mall Estates have a wide range of low cost commercial properties across the UK.

GET IN TOUCH

0121 228 0000
pallmallestates.co.uk



OFFICE BUILDING WITH FLEXIBLE LEASES



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates let business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is - not just the low cost of the space, but the value of the terms too.

Our customer-focused approach to leasing means whether your company is a start-up business or well-established and looking to expand or downsize, Pall Mall Estates will have terms that give you flexibility.



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High value, low cost, flexible business space to let throughout the UK

DESCRIPTION

- Detached warehouse / industrial unit
- Located on popular Moulton Park industrial estate
- Comprehensive refurbishment including
- New roof and extensively refitted offices
- 500+ kVA power supply
- Multiple ground level loading doors
- 2 x Covered loading areas
- 2 x 5 ton cranes
- LED lighting
- Staff breakout / welfare facilities
- Male and female WC's
- Gated entrance with large yard and car parking

ACCOMODATION

SUMMARY	Sq M	Sq Ft
Main Warehouse & Anc	6175.80	66476
Workshop Office & Anc	280.61	3020
Main Office	288.21	3102
TOTAL:	6744.62	72598
Mezzanine	370.88	3992
Sub Total:	7115.50	76591
Covered Loading	554.76	5971
Sub Total:	7670.26	82562

LOCATION

The property is located on Scirocco Close on Moulton Park industrial estate. The estate provides direct access to the A43 and A14 towards Kettering and the A45 which provides access to the M1 at J15.

Moulton Park is an established employment estate with numerous high profile occupiers such as Nationwide Building Society, Greencore, UPS, Screwfix, Toolstation to name but a few.

SERVICES

Mains water, drainage, gas and single and three phase electricity, are connected to the property.

LEASE TERMS

Available by way of a new lease on terms to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

TERMS & CONDITIONS

Subject to contract. Misrepresentation clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspections or otherwise as to the correctness of each of them (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property (iv) all rentals and prices are quoted exclusive of VAT. January 2026.