

TO LET

SCIROCCO 80

SCIROCCO CLOSE, MOULTON PARK, NORTHAMPTON, NN3 6HE

DRAKE
PARTNERS

01604 620 616

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**Detached warehouse /
industrial unit with 500+
kVA power**

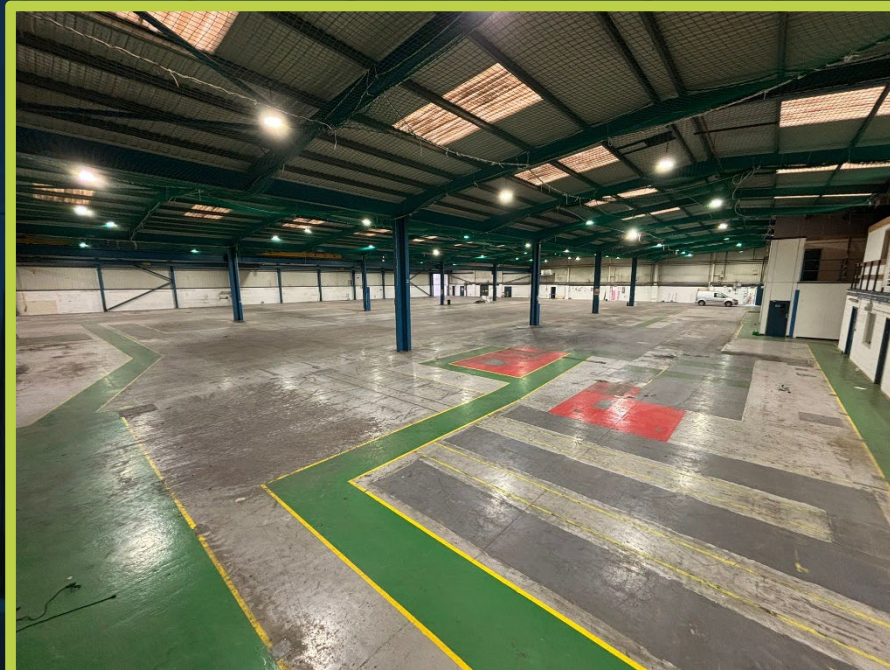
**Large yard and car
parking**

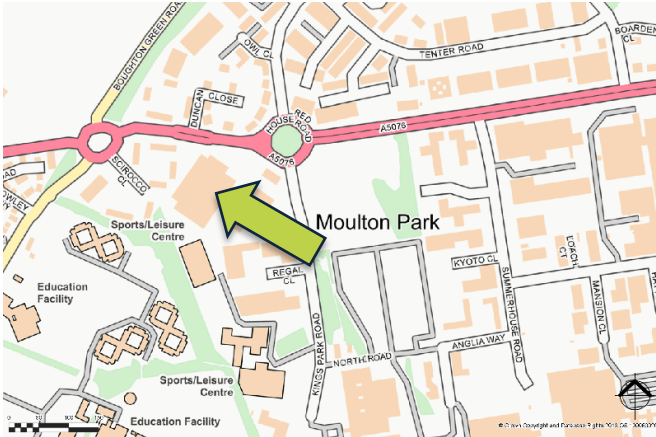
**Refurbishment
underway, including new
roof**

**Prominent location on
established employment
estate**

**80,770 Sq ft
(7,504 sq m)**







LOCATION

Prominently located off the A5076, on Scirocco Close, on the Moulton Park industrial estate, with direct access to the A43 and A14 towards Kettering and the A45 leading to the M1 at J15.

Moulton Park is an established employment estate with numerous high profile occupiers including Nationwide Building Society, Greencore, UPS, Screwfix and Toolstation.

AML

By law we must comply with Anti-Money Laundering regulations which requires us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant. We use a third party contractor to conduct these checks and all parties will be required to co-operate with them.

ACCOMMODATION

	SQ FT	SQ M
Main GIA	75,240	6,990
Mezzanines	3850	358
Covered Loading	1,680	156
TOTAL	80,770	7,504

SPECIFICATION

- Multiple ground level loading doors
- Covered canopy loading area.
- Minimum eaves 5.85m
- 500+ KVA power supply
- 10 tonne crane
- LED lighting
- Integral offices.
- Staff breakout / welfare facilities.
- Male and female WC's.
- Gated entrance with large yard and car parking

Refurbishment underway including new roof.

SERVICES

The property is connected to mains water, drainage, gas and single and three phase electricity. We have not tested these services and interested parties should rely on their own enquiries.

ASKING TERMS

The property is available TO LET on terms to be agreed.

BUSINESS RATES

The property has a Rateable Value of £337,500.

Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate the actual rates payable.

SERVICE CHARGE

There is no service charge for the property.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

The property has an existing EPC rating of D-84. A new EPC will be commissioned on completion of the refurbishment works.

CONTACT

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