

# 01604 60 40 50 www.chowncommercial.co.uk

**Chartered Surveyors and Commercial Property Consultants** 

# FOR SALE MODERN OFFICE BUILDING Price: £210,000

# 8 SCIROCCO CLOSE MOULTON PARK NORTHAMPTON. NN3 6AP

# LOCATION

The Moulton Park Office Village is a well-established office location comprising 19 modern Office buildings in blocks of 4 or 5 Units. Moulton Park itself lies 4 miles north of the town centre within easy reach of Kingsthorpe neighbourhood shopping centre where retail, banking and leisure facilities may be found.

# DESCRIPTION

A two-storey office building with double glazed window casements, night storage heaters, perimeter trunking and w.c. and kitchen facilities. 4 car spaces are allocated to the suite with additional car parking available in the overflow car park adjacent to the unit.

# ACCOMMODATION

Ground Floor Offices:524 Sq.Ft.First Floor Offices:641 Sq.Ft.Total:1,165 Sq.Ft. (108m2)

# **TERMS**

The building is offered for sale at £210,000

# **RATES**

The R.V. is £9,400 The building is expected to attract Small Business Rates Relief.



# **SERVICES**

Electricity, Water, W.C. and Drainage

Utilities and service charge are to be paid by the tenant.

# VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

# <u>EPC</u>

An EPC has been commissioned and is available to view by request.

# <u>COSTS</u>

The preparation of the lease will be charged to the ingoing tenant.

# VIEWING

Strictly by prior appointment with the Sole Agent:





These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no respond to be accepted or any loss or expenses incurred in viewing. Chown Commercial Ltd for thereselves and for the vendors or lessors of this property whose agents they are, given notice that, the particulars are set out as a genera only for guidance of intending purchasers or lessees, and do not constitute part of, an offer of contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of

