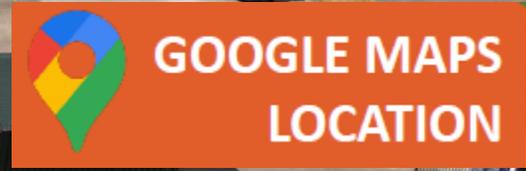


SANDFIELD CLOSE

Moulton Park • Northampton • NN3 6AB

TDB
Real Estate

FULLY REFURBISHED



13,000 – 26,000 sq ft

(1,208 – 2,415 sq m)

**Fully Refurbished Warehouse/
Industrial Unit**

TO LET – FLEXIBLE TERMS

- Fully refurbished Industrial / Warehouse Units
- Fitted with offices & WCs
- Flexible terms
- Good loading and ample car parking
- Approx 6.25m Eaves Height

A14
KETTERING
CORBY

A45 & M1 - 10 MINS

A43

A43

BACA
Workwear & Safety

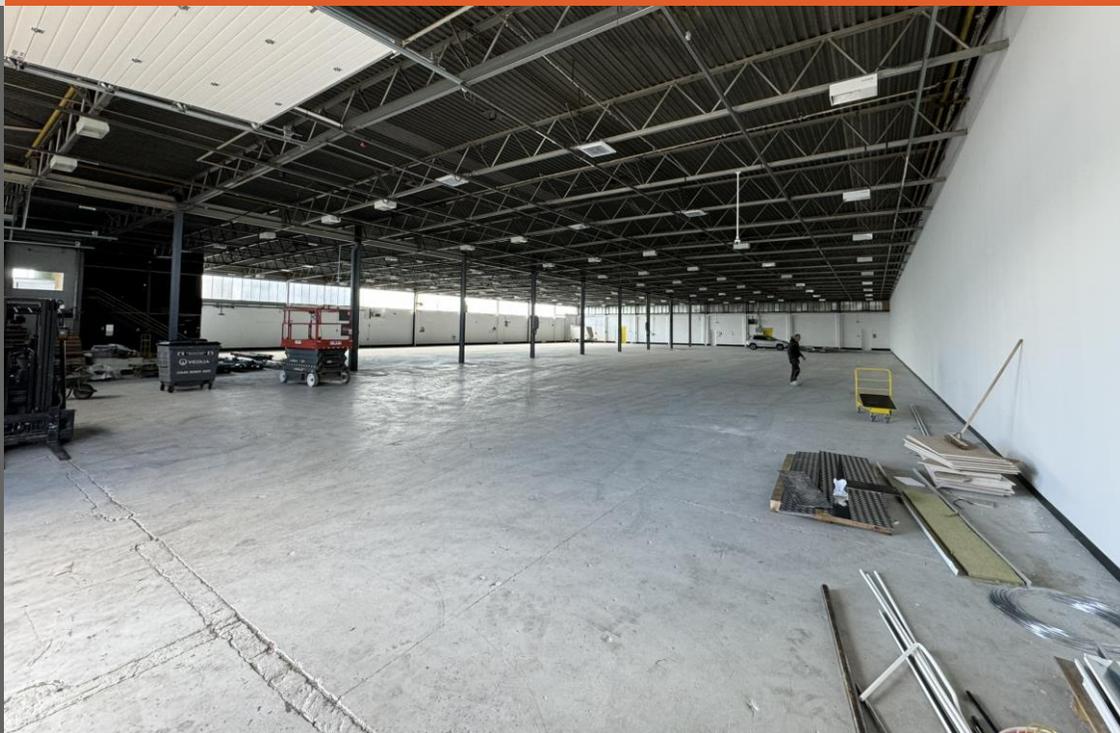
TOOLSTATION

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building supplies

AIT
HOME DELIVERY

my

 **GOOGLE MAPS**
LOCATION



Location

Sandfield Close is located adjacent to the A5076 on the popular Moulton Park Industrial Estate. Moulton Park is situated adjacent to the A43 within approximately 15 minutes driving time of J15 of the M1 motorway to the south and 25 minutes to Kettering & the A14 to the North.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/antimoneylaundering/.

Description

The warehouse has been fully refurbished and has the following features:

- LED Lights
 - Fully refurbished offices
 - Approx 6.25m Eaves Height
 - 2 x Roller Shutter doors
- Available as a whole or per bay.

Accommodation

	Sq Ft	Sq M
Bay 2	13,000	1,208
Bay 3	13,000	1,208
Total	26,000	2,412

The areas are expressed on a gross internal basis and are approx. having been rounded.





Rates

Each individual bay would be required to be re-rated. Interested parties should enquire with the local rating authority.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

EPC

Available on request.

Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed.

Bay 2 – Rent - £110,500 per annum

Bay 3 – Rent - £110,500 per annum

Total Rent - £221,000

Flexible lease terms are available.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

Viewing

Viewing and further information via the sole agents:



Jack Brown
jack@tdbre.co.uk
07969291660

Chris Drummond
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07976156457