

## FOR SALE OR TO LET

### WELL-FITTED HIGH-QUALITY OFFICE BUILDING WITH PARKING

**1 ANGLIA COURT  
MOULTON PARK  
NORTHAMPTON NN3 6JA**

#### LOCATION

The property is located in a modern office development fronting Anglia Road in Moulton Park, one of Northampton's premier office locations. The property is 4 miles to the north of the town with access to the M1, M6 via the dual carriageway ring road and the A14 via the A43.

#### DESCRIPTION

1 Anglia Court comprises a semi-detached, two storey office building within a landscaped development and has a large car park along with 4x container stacked storage facility. The property has CCTV and intruder/fire alarms. Amenities include air conditioning, suspended ceilings with integral recessed Cat II LED lighting, low level perimeter trunking containing data and power, double glazing, carpeting and disabled WC facilities. **Partitioning can be retained or removed.**

HVAC: Panasonic ECOi three pipe VRF system c/w heat recovery, serving a total of 11No. wall units and 3No. cassettes. Spec available. In addition: 3No. split units for separate areas and 3No. Ventilation units with heat recovery.

3No. local electric hot water heaters serve the kitchen and toilet cores. These areas also have local extract fans.

There are also 8No. local electric heater panels.

#### ACCOMMODATION

Ground floor stores	14m <sup>2</sup>
Ground floor offices inc. kitchen & reception	222m <sup>2</sup>
First floor offices	233m <sup>2</sup>
<b>Total:</b>	<b>469 m<sup>2</sup></b> <b>(5,047 Sq.Ft.)</b>

Allocated car parking for 18 cars within gated car park



#### TERMS

For sale: £950,000 or To Let at £75,000 pa for the whole or £40,000 pa for the first floor following installation of a kitchenette and separate M & F WC's..

#### RATES

Rateable Value: £39,500 from 1<sup>st</sup> April 2023.

#### EPC

Energy Performance Rating is a good: "B" Rating

#### VAT

VAT will be payable on the price and/or rent.

#### COSTS

Each party to bear their own costs.

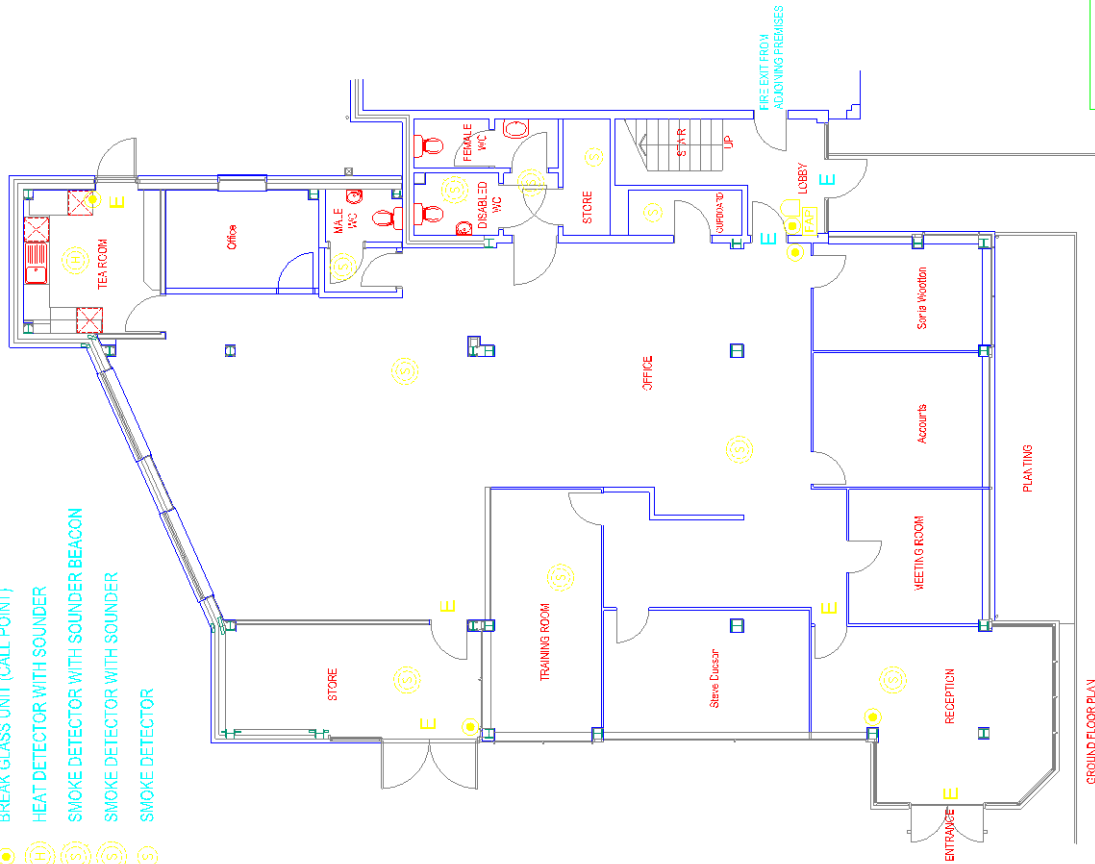
#### VIEWING

By prior appointment with the sole agent:  
Stephen Chown Tel: 01604 604050  
E-mail: [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)



**Legend**

- Fire Extinguishers
- EMERGENCY EXIT
- MAIN FIRE ALARM PANEL
- BREAK GLASS UNIT (CALL POINT)
- HEAT DETECTOR WITH SOUNDER
- SMOKE DETECTOR WITH SOUNDER
- SMOKE DETECTOR



GROUND FLOOR PLAN

**GROUND FLOOR PLAN**

**Ambivent**  
Mechanical & Electrical Services

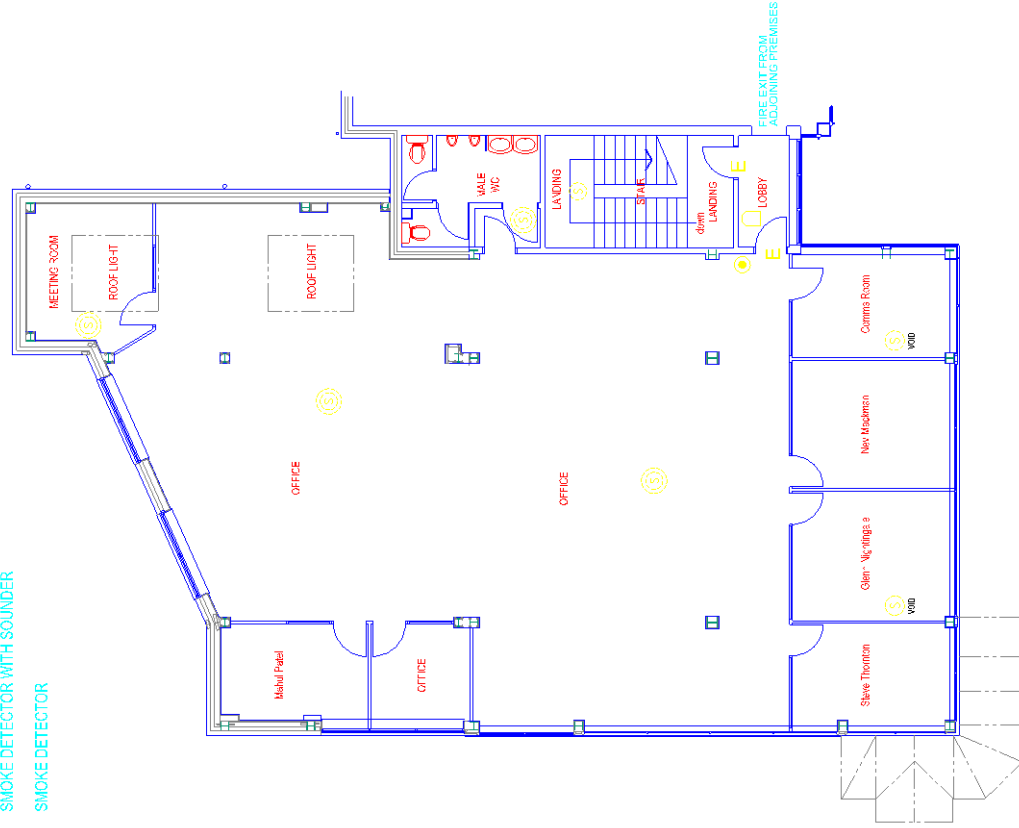
Address: 11, 13 & 15  
High Street, Bury  
Greater Manchester, M9 1DA  
Tel: 0161 254 1111  
Fax: 0161 254 1115  
Email: info@ambivent.co.uk  
Website: www.ambivent.co.uk

REG. NO. C19046 - FIRE PLAN GROUND

DATE	21.11.18	BY	WT	SCALE	1:100
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**Legend**

- Fire Extinguishers
- EMERGENCY EXIT
- BREAK GLASS UNIT (CALL POINT)
- SMOKE DETECTOR WITH SOUNDER
- SMOKE DETECTOR



**FIRST FLOOR PLAN**

**Ambivent**  
Mechanical & Electrical Services

Address: 11, 13 & 15  
High Street, Bury  
Greater Manchester, M9 1DA  
Tel: 0161 254 1111  
Fax: 0161 254 1115  
Email: info@ambivent.co.uk  
Website: www.ambivent.co.uk

REG. NO. C19046 - FIRE PLAN FIRST

DATE	21.11.18	BY	WT	SCALE	1:100
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