

## FOR SALE

### MODERN OFFICE BUILDING WITH 9 PARKING SPACES

**£325,000**

**14 DUNCAN CLOSE  
RED HOUSE SQUARE  
MOULTON PARK  
NORTHAMPTON NN3 6WL**



#### LOCATION

The property is located in an established, fenced courtyard office development constructed in 1990 in response to demand for out of town offices with car parking. Moulton Park is one of Northampton's premier employment areas located 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

A modern property offering ground, first and second floor offices in a brick-built premises under a pitched tiled roof providing low maintenance accommodation. The premises provide well-fitted, fully carpeted office space incorporating suspended ceilings, recessed LED lighting and three-box perimeter trunking. WC's & Kitchenette are provided on each floor. Electric wall heaters. Adjacent to the building is allocated parking space for 9 cars.

#### ACCOMMODATION

|               |             |                         |
|---------------|-------------|-------------------------|
| Ground floor: | 550 Sq. Ft. | (51.1 m <sup>2</sup> )  |
| First floor:  | 479 Sq. Ft. | (44.5m <sup>2</sup> )   |
| Second floor: | 641 Sq.Ft.  | (59.5m <sup>2</sup> )   |
| Total:        | 1,670 Sq.Ft | (155.14m <sup>2</sup> ) |

#### TERMS

The property is offered at £325,000 for the freehold

#### SERVICE CHARGE

Owner to contribute to the Red House Square Service Charge covering shared external area costs.

#### SERVICES

Electricity, Water and Drainage

#### VAT

VAT will be charged upon the price if applicable.

#### COSTS

Each party to bear their own costs in the transaction.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**Chown Commercial**

**STEPHEN CHOWN**

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