

TO LET

MODERN OFFICE SUITE

**2 BROOKFIELD
DUNCAN CLOSE
MOULTON PARK
NORTHAMPTON
NN3 6WL**

LOCATION

2 Brookfield is in a modern courtyard office development. Moulton Park is one of Northampton's premier office locations being 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

"Brookfield" comprises 14 high quality, two storey office buildings within a landscaped development. The suite available is on the first floor and has amenities including suspended ceilings with integral recessed Cat II lighting, full raised access floors and trunking boxes, double glazing and electric heating and air conditioning, carpeting and disabled WC facilities. Parking for six cars. There is a security door entry-phone system.

ACCOMMODATION

Total Floor Area: **111m²** (1200 Sq. ft.)

TERMS

The premises are offered To Let at £20,000 pa on a new, full repairing and insuring lease on terms to be agreed.

RATES

Rateable Value: 14750



NB. PHOTO OF SIMILAR ADJACENT BUILDING

EPC

EPC is available upon request.

VAT

VAT will be payable on the rent

COSTS

Each party to bear their own costs.

VIEWING

By prior appointment with the sole agents:

Stephen Chown

Tel: 01604 604050

E-mail: src@chowncommercial.co.uk

