



UNIT 9, DEER PARK ROAD, MOULTON PARK, NORTHAMPTON, NN3 6WD

WARMFLAMEDEVELOPMENTS.COM/MOULTONPARK

NEW INDUSTRIAL / WAREHOUSE / TRADE UNIT FOR SALE / TO LET

17,730 SQ FT (1,647 SQ M)

PRACTICAL COMPLETION Q4 2021

WD.BOXHUB
moulton park



MODERN INDUSTRIAL WAREHOUSE TRADE UNITS

	GF	MEZZANINE	TOTAL
UNIT 9	15,795 SQ FT	1,935 SQ FT	17,730 SQ FT

*The area is approximate on a GEA (Gross External Area) basis.





SPECIFICATION

The subject property is being constructed to a very high specification, benefitting from a range of exceptional amenities.



Secure cycle parking



15% warehouse roof lights



Electric vehicle charging points



8m clear internal height



Steel portal frame construction



3 phase power supply



Mezzanine floor for office or additional storage uses



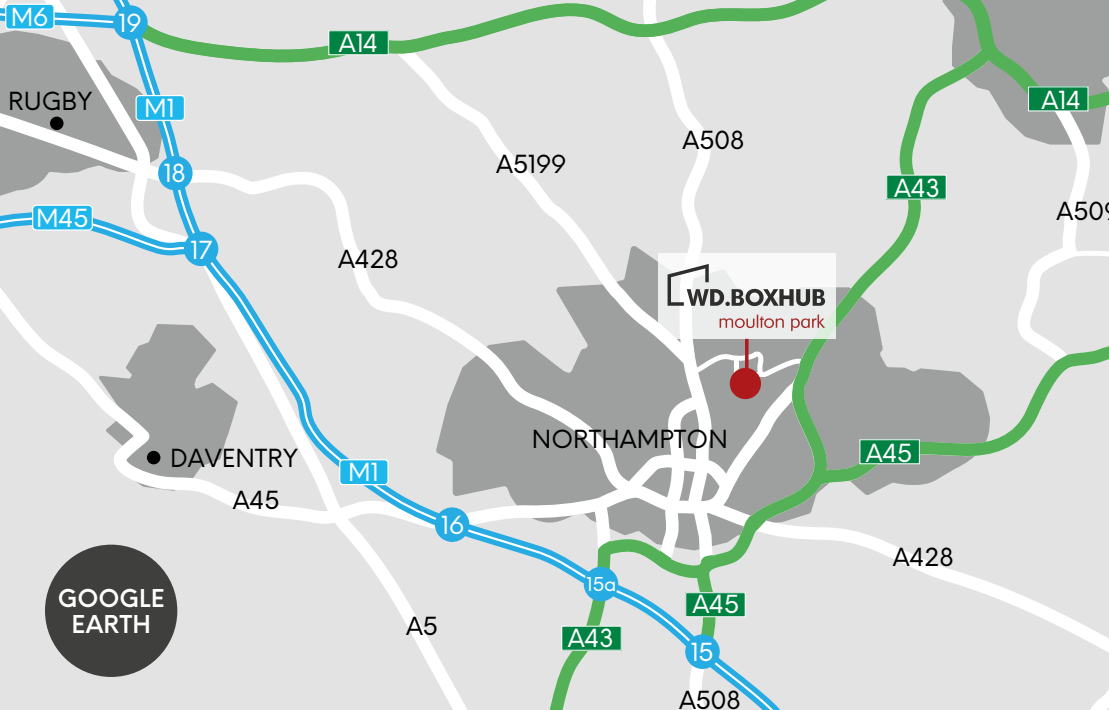
Dedicated yard area and car parking



Uniformly distributed 50kN/m² floor slab loading



2x 4.8m high electrically operated loading doors



LOCATION

The site is prominently located on the corner of Deer Park Road and Summerhouse Road in an area of mixed commercial employment occupiers. Moulton Park which is approximately 4 miles north of Northampton Town centre can be accessed via the A43 or the A508.

Moulton Park is one of the most successful industrial estates in Northampton, and is already home to a number of local, regional and national occupiers including Greencore, Great Bear, UPS, Dataforce, SF Express, Screwfix and Keyline Builders Merchants as well as the Kings Park leisure facilities and Northampton Science Park.

SERVICE CHARGE

A service charge is levied to cover communal costs and services.

VAT

All prices quoted are exclusive of VAT, which will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

TERMS

The unit is available on both a Freehold and Leasehold basis with prices/rents available on application.

PLANNING

The unit will benefit from detailed planning permission for E(g) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

VIEWING

Viewing is available via the joint agents.

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