

Lot 33, 3 Cirrus Park, Moulton Park, Northampton,

Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 33, 3 Cirrus Park, Moulton Park, Northampton,

Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Property Information

Freehold Industrial Investment

- Mid-Terraced Portal Frame Industrial Unit with Mezzanine
- Entirely Let to Signage Plus UK Ltd until 2026 at a low passing rent
- Approximately 593.00 sq. m. (6,384 sq. ft.) over Ground and Mezzanine (GIA)
- Eaves height of 5.60 metres and full height goods access roller shutter door
- Located within Northampton's largest industrial estate, Moulton Park
- VAT Free Investment

Lot 33
Auction 21st September 2023

Rent £14,400 per Annum Exclusive
Status Available

Sector Industrial/Warehouse
Auction Venue Live Streamed Auction

On the Instructions of Executors

Location

Miles 17 miles north of Milton Keynes, 31 miles south of Leicester, 50 miles south east of Birmingham

Roads A428, A508, A14, M1

Rail Northampton Railway Station

Air London Luton Airport, Birmingham International Airport

Situation

Northampton is a major commercial centre in the East Midlands benefitting from excellent road links with the M1, M6 and M45 motorways nearby and rail links via trains to London Euston with a fastest journey time of approximately 50 minutes. The property is located within Moulton Park Industrial Estate, Northampton's largest and most established Industrial Estate, to the north of the town linked to major routes by the ring road. Other major occupiers on the estate include UPS, Screwfix, Toolstation and Smurfit.

Tenure

Freehold.

Description

The property comprises a mid-terraced warehouse of steel portal frame construction with an eaves height of approximately 5.60 metres. Internally, the property is currently divided by a series of demountable or stud partitions to provide individual working areas with an extensive mezzanine floor accessed by staircases to the front and rear. Externally there is a hard surface forecourt area providing loading and additional parking.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 33, 3 Cirrus Park, Moulton Park, Northampton,

Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Approx. Gross Internal Floor Areas sq m	Approx. Gross Internal Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Mezzanine	Warehouse Ancillary	314.00 279.00	(3,381) (3,003)	SIGNAGE PLUS UK LTD (1)	A term of years until 01/01/2026	£14,400	
Total		593.00	(6,384)			£14,400	

(1) Signage Plus UK Ltd are an engraving & etching service provider incorporating chemical etching, engraving, laser engraving as well as Verometal application under one roof (www.signageplusuk.com).

Lot 33, 3 Cirrus Park, Moulton Park, Northampton,

Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 33, 3 Cirrus Park, Moulton Park, Northampton,

Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 33, 3 Cirrus Park, Moulton Park, Northampton,

Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 33, 3 Cirrus Park, Moulton Park, Northampton, Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 33, 3 Cirrus Park, Moulton Park, Northampton,

Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Lot 33, 3 Cirrus Park, Moulton Park, Northampton,

Northamptonshire NN3 6UR

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

BDB Pitman Solicitors

ONE BARTHOLOMEW CLOSE

London

EC1A 7BL

Pippa Ede

+44(0)20 7227 7000

PhilippaEDE@bdbpitmans.com

Aoife Murphy

020

AoifeMURPHY@bdbpitmans.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020