



ANGLIA WAY, MOULTON PARK, NORTHAMPTON, NN3 6JA

[WARMFLAMEDEVELOPMENTS.COM/ANGLIAWAY](https://www.warmflamedevelopments.com/angliaway)

NEW INDUSTRIAL/WAREHOUSE UNIT FOR SALE / TO LET

UNIT 1 – 21,528 SQ FT (2,002 SQ M) **SOLD**

UNIT 2 – 25,747 SQ FT (2,392 SQ M)

PRACTICAL COMPLETION Q1 2024

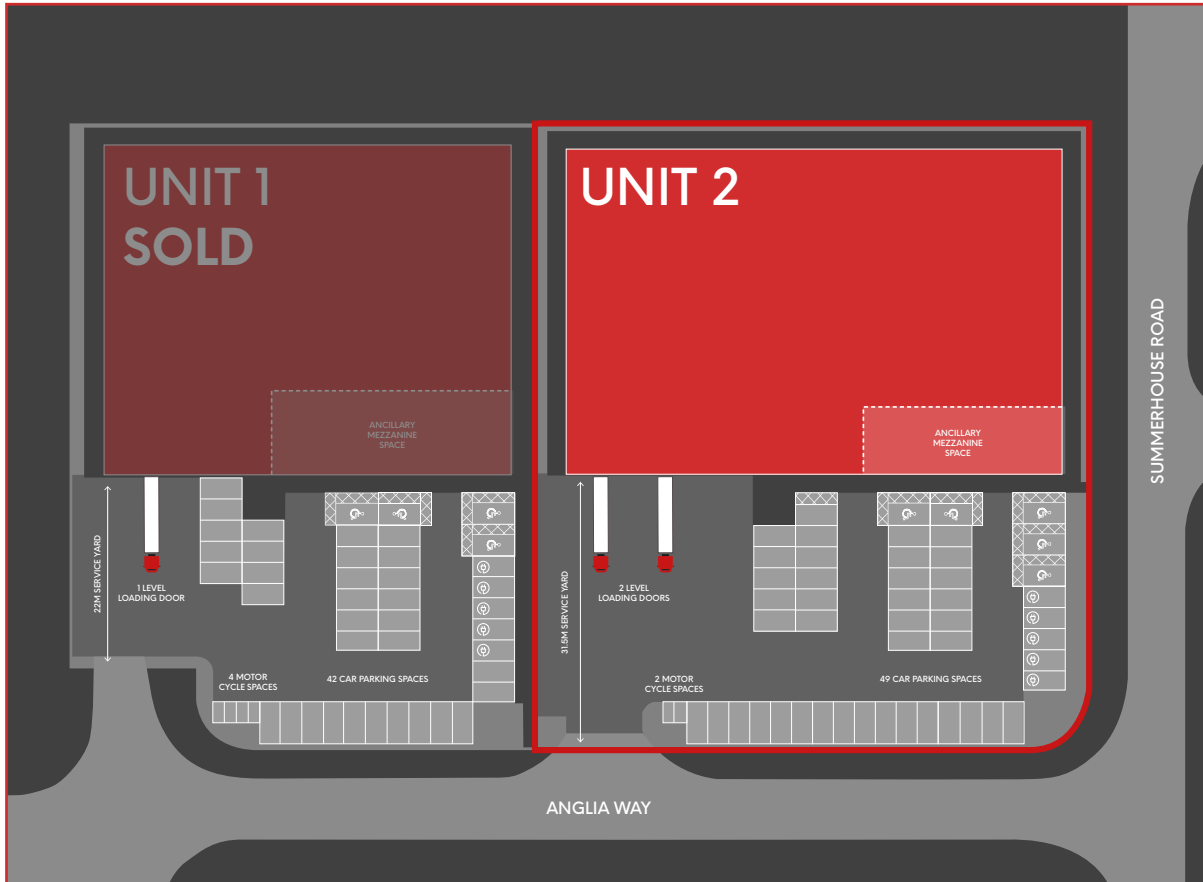
WD.PARK
anglia way



HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

	GF	MEZZANINE	TOTAL
UNIT 1	19,526 SQ FT	SOLD 2,002 SQ FT	21,528 SQ FT
UNIT 2	23,724 SQ FT	2,024 SQ FT	25,747 SQ FT

All areas are approximate on a GIA (Gross Internal Area) basis.





SPECIFICATION

Unit 2 is being constructed to a very high specification, benefitting from a range of exceptional amenities.



Mezzanine floor for office or additional storage uses



8m clear internal height



2 electrically operated loading doors



Yard depth 31.5m



Secure cycle parking



15% warehouse roof lights



5 electric vehicle charging points



Uniformly distributed 50kN/m² floor slab loading



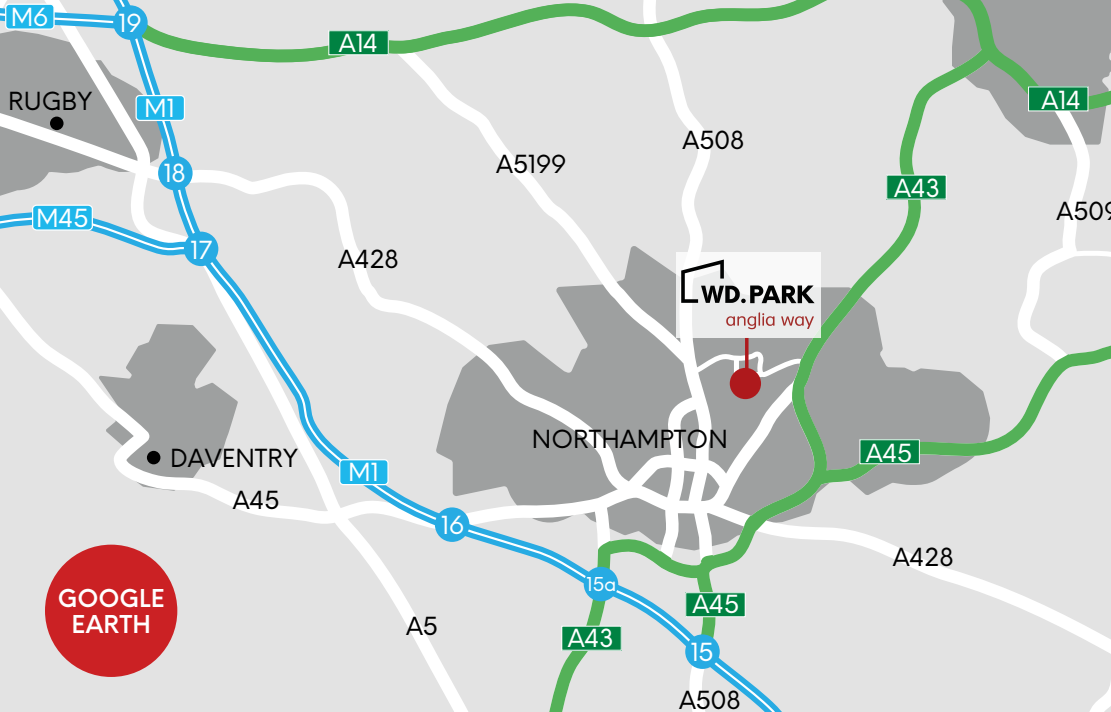
Steel portal frame construction



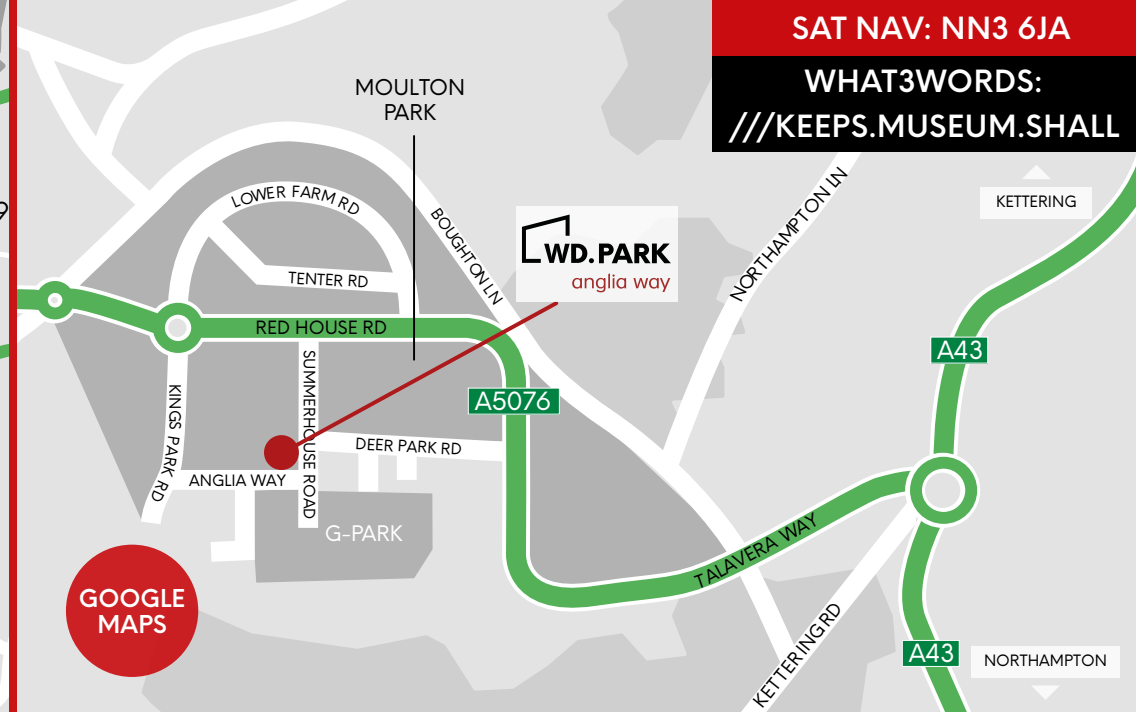
575kVA available power supply



Dedicated secure yard area and car parking



GOOGLE EARTH



GOOGLE MAPS

SAT NAV: NN3 6JA

WHAT3WORDS:

///KEEPS.MUSEUM.SHALL

LOCATION

The site is situated fronting Summerhouse Road/Anglia Way on the Moulton Park Industrial Estate, one of the town's key employment areas and is home to a number of major occupiers such as Nationwide Building Society, Horiba, Winvic Construction and Greencore.

Moulton Park is approximately 4 miles north east of Northampton town centre. Located in the heart of England, Northampton's central location offers excellent communication links, with three junctions of the M1 motorway (15, 15A and 16) all providing easy links to Birmingham in the north, and London to the south. The A14 is located approximately 10 miles to the north and provides access to the east coast ports.

The town benefits from a good train service to London Euston.

PLANNING

Unit 2 benefits from detailed planning permission for Class E(g)(iii) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.

VAT

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

EPC & BREEAM

Targeting an EPC certificate rating of A.
Targeting BREEAM 'VERY GOOD'.

TERMS

Unit 2 is available on both a freehold and leasehold basis with terms available on application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

TIMING

Speculative development which will be practically complete in Q1 2024.

VIEWING

Viewing is available via the joint agents.



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Another development by



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