

To Let

Sandfield Close,
Moulton Park Industrial Estate,
Northampton,
NN3 6AB

Industrial / Warehouse Unit
42,553 sq ft (3,953 sq m)

- Prominent Secure Gated Corner Position
- Main & Rear Loading Access
- 4.3m Eaves Height
- Three Phase Electricity Supply
- Two Storey Offices
- Electric Roller Shutter Doors

Your partners in property



The Property

The property comprises a main warehouse with rear extension. Construction is of steel portal frame under a pitched insulated double skin steel clad roof incorporating 10% roof lights. The elevations are of cavity block and brick with cladding above to eaves height.

The main warehouse has two storey office and ancillary accommodation. The rear extension has ground floor office and ancillary accommodation.

- Main warehouse loading access via a 5.5m wide x 3.55m high electric roller shutter door
- Rear extension loading access via a 6.48m wide x 4.55m high electric roller shutter door.
- Three Phase power.
- Main warehouse minimum clear height of 4.38m with 4.25m within rear extension.

Accommodation

| | Sq Ft | Sq M |
|-----------|--------|-------|
| Warehouse | 42,533 | 3,953 |

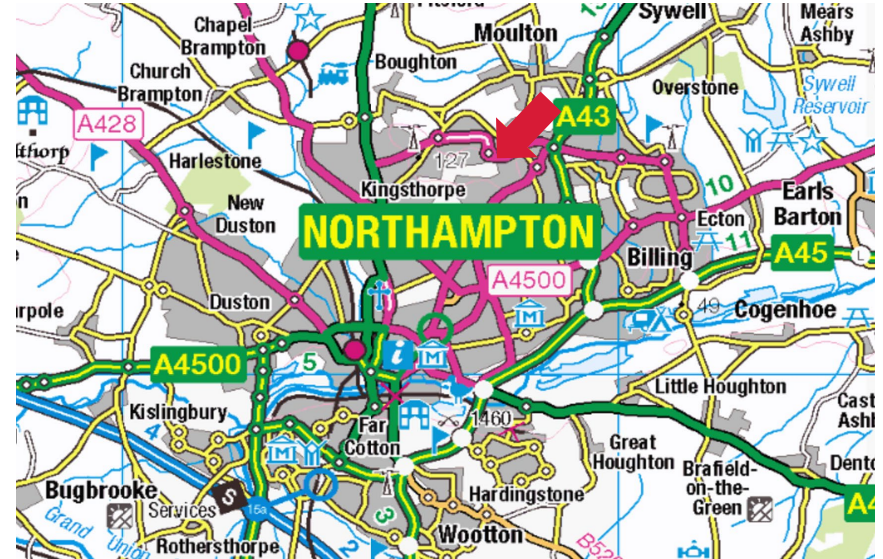
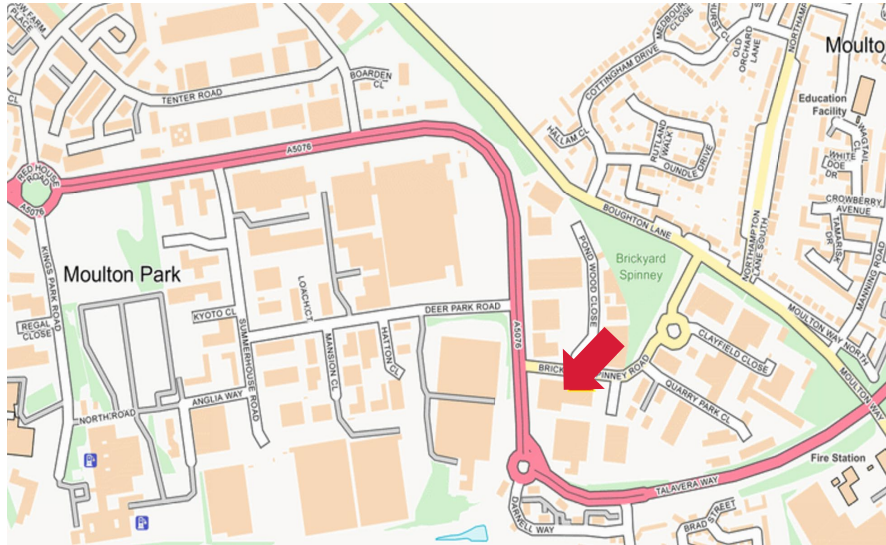


Location

Moulton Park Industrial Estate is situated 7.5 miles north east of Junction 15A of the M1 and approximately 3 miles north of the A45 which runs east to west on the south side of Northampton.

The town has good access to the M1, A145, A34 and A5 trunk roads.

The property is located on Sandfield Close which is situated off the Red House Road dual carriageway.



Contact

Terms

The current lease expires in August 2027. The unit is available by assignment or short-term sub-lease. Current passing rent £276,500 pa (£6.50 psf). New longer term lease available.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

C: 65

Rates

The current rateable value is £187,000. Interested parties should make their own enquiries to Northampton local council. Reference: 1405280999000.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



www.knightfrank.co.uk / 020 7629 8171

Charles Binks

020 7861 1146

+44 7793 441 911

charles.binks@knightfrank.com

Disclaimer:

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.