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YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

FOR SALE

4-UNIT INDUSTRIAL SCHEME

1,278.8 m² (13765 ft²) ON 0.3 HECTARES (0.75 ACRES)



**ENCON COURT
OWL CLOSE
MOULTON PARK
NORTHAMPTON
NN3 6HZ**

- A COURTYARD OF 4 INDUSTRIAL UNITS
- 0.75 ACRE GATED SITE
- FULLY TENANTED
- PRESENTLY GENERATING £96,250 PER ANNUM EXCLUSIVE
- MOST RECENT LETTING SIGNIFICANTLY ABOVE THE CURRENT PASSING RENTS
- RENTAL GROWTH POTENTIAL AT REVERSIONS

**FREEHOLD FOR SALE SUBJECT TO THE EXISTING LEASES
OFFERS SOUGHT IN EXCESS OF £1,550,000 + VAT**



RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Northampton is England's second largest town with a population of 220,000. It's central location at the heart of the motorway network (M1 junctions 15, 15a and 16) has resulted in many national organisations choosing it for their headquarters. Northampton Railway Station runs an hourly service to London Euston with a travel time of 56 minutes.



The property is located on Owl Close within Moulton Park Industrial Estate, 4 miles north of Northampton town centre. Moulton Park is one of Northampton's major employment areas. Nationwide Building Society and Greencore have headquarters on the estate. Junction 15 M1 motorway is 6 miles away and is accessed via the A45. Kettering and Corby in the north are accessed via the A43.

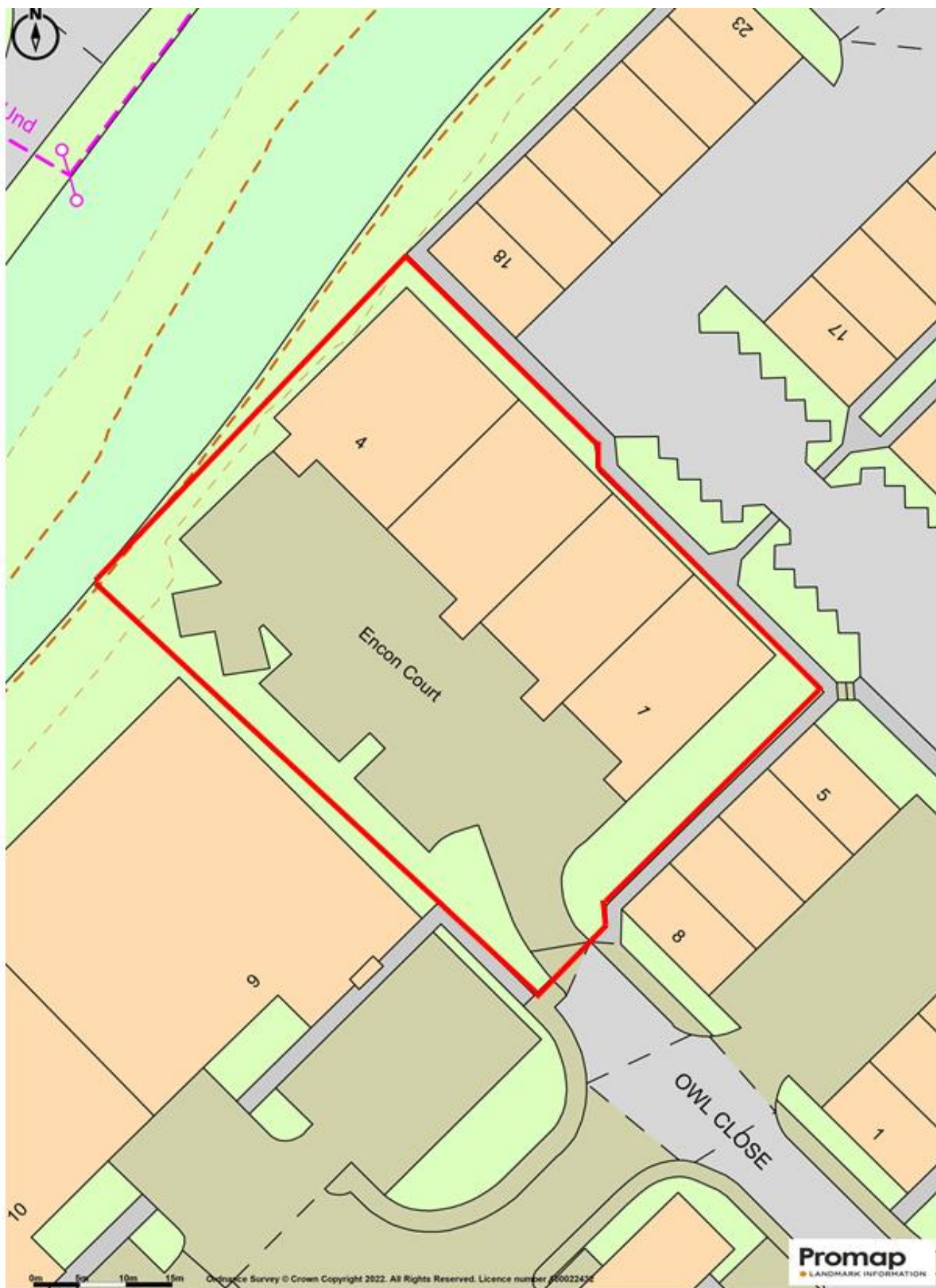
Northampton boasts one of the nation's most active industrial occupier markets, thanks to its location at the heart of the 'golden triangle', which makes 90% of the UK population reachable within a four hour-drive time.

DESCRIPTION

Encon Court is accessed via a barrier to the highway off Owl Close. Comprising a four unit terrace block with vehicle loading and car parking on a self-contained 0.75 acre site.

Constructed in the mid-1990s in steel portal frame the units have an internal eaves height of 5.5 m. Elevations are part brick and part steel clad under a rolled eaves steel roof incorporating translucent panels.

Each of the unit benefits from its own 5m high loading door. Each unit has a pedestrian entrance foyer leading to office and toilet block. The offices have been enlarged internally to varying degrees to meet the specific needs of individual tenants and additional first floor mezzanines have also been added in some units.



Unit 1 (First Floor)



Unit 2



Unit 3



TENANCY INFORMATION

The current passing rent is £96,250 per annum exclusive with a fixed increase to £97,250 per annum exclusive as of 30th October 2024. The most recent letting of Unit 4 is significantly above the other passing rents, suggesting the current passing rents to be reversionary and there to be potential for rental growth at rent reviews and/or lease expiries.

Further details of tenancies, lease events and expiries can be provided upon request.

Unit	Size	Tenant	Lease Terms	EPC
1	337.5 m ² / 3632 ft ² Plus 6 Car Spaces	Support Direct Limited With David Prew as guarantor	5 years 01/07/21 Exp 30/06/26 FRI without Schedule (Inside L&T Act) Tenant Break Clause At any time during yr. 1&2 and also on 01/01/25. 6 months prior notice.	TBC Was C (63)
2	277.8 m ² / 2990 ft ² Plus 5 Car Spaces Note: Includes 388ft tenant mezzanine)	Homeland Florists Limited With Ms L Hutchings as guarantor	5 years 05/03/15 Exp 04/03/20 (Holding over) FRI without Schedule (Inside L&T Act) Tenant Break Clause 05/09/16 and 05/03/18 with 6 months prior notice.	TBC Was D (77)
3	272.7 m ² / 2936 ft ² Plus 7 Car Spaces Note: Includes 333ft tenant mezzanine)	Under The Bonnet Limited	6 years 01/11/2023 Exp 31/10/29 FRI without Schedule (Inside L&T Act)	TBC Was C (60)
4	390.8 m ² / 4206 ft ² Plus 9 Car Spaces	Motamec Ltd With Personal guarantee	6 years from 20/06/2024 FRI (Outside L & T Act)	D (92)
TOTAL	1,278.8 m² / 13765 ft²			

TERMS

Freehold offers in excess of £1,550,000 exclusive are sought.

VAT

All figures exclude any VAT which may be chargeable. The vendors will consider a transfer as a going concern if preferred by the buyer.

EPC

EPC reports are available upon request.

VIEWING

Strictly by appointment through the Sole Agents:



Elliott Halliwell

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Peter Castle

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Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.