



SCIROCCO 80

SCIROCCO CLOSE, MOULTON PARK, NORTHAMPTON, NN3 6AP

TO LET

80,770 sq ft (7,504 sq m)



- Refurbished detached industrial / warehouse unit with fully fitted offices
- New roof
- Located on popular Moulton Park employment estate
- 500+ kVA power supply
- Multiple ground level loading doors
- 4 loading areas including 2 covered loading areas
- Large site incorporating dedicated car park



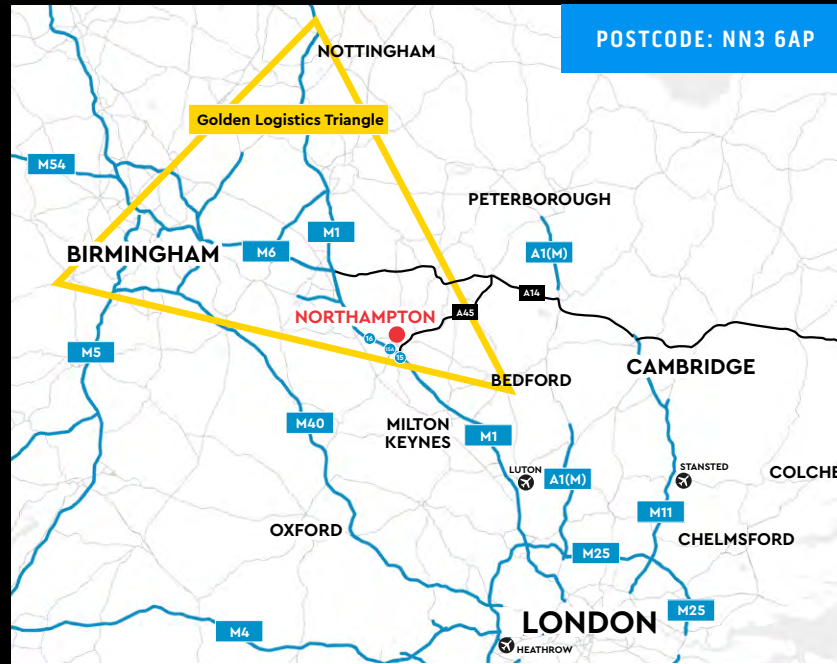
LOCATION

Prominently located off the A5076, on Scirocco Close, on the Moulton Park industrial estate, with direct access to the A43 and A14 towards Kettering and the A45 leading to the M1 at J15.

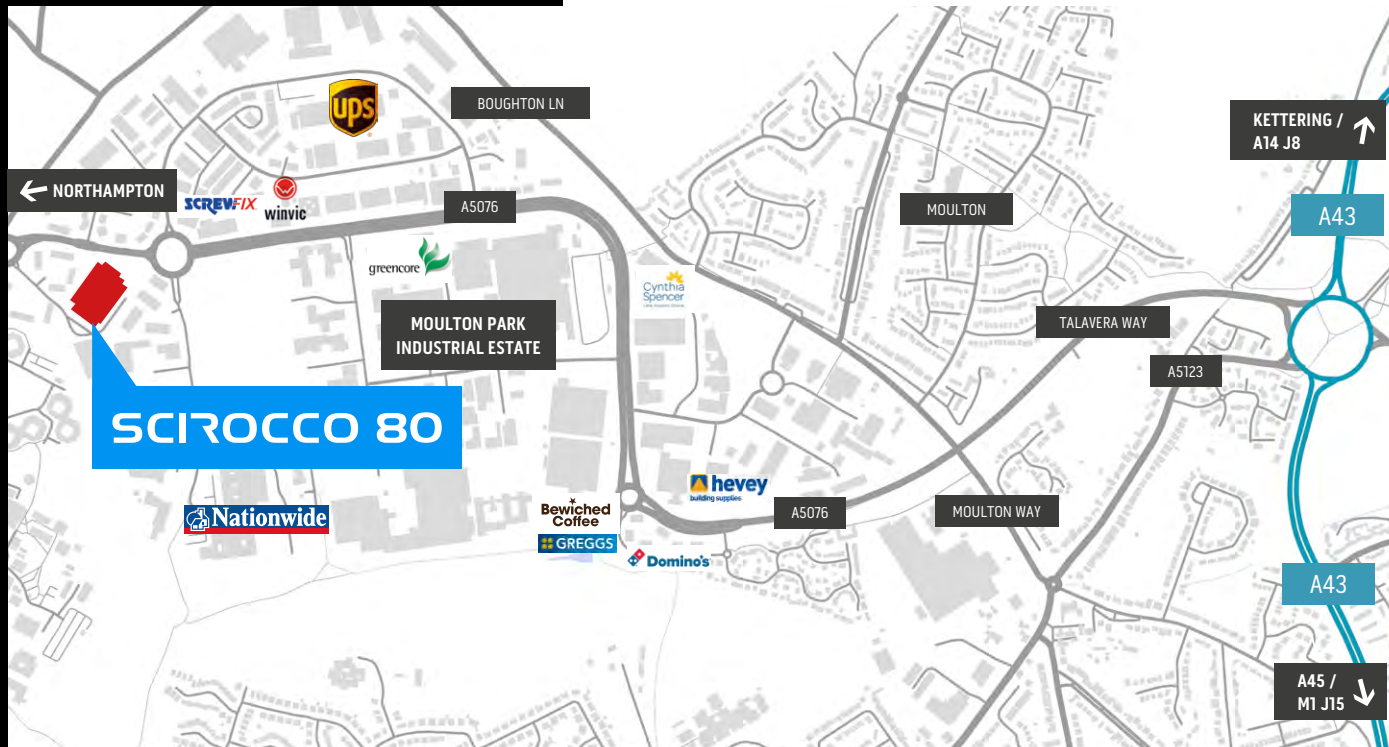
Moulton Park is an established employment estate with occupiers including Nationwide Building Society, Greencore, UPS, Screwfix and Toolstation.



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	Northampton Town Centre	4 miles
	Northampton Train Station	5 miles
	M1 - Junction 16	7 miles
	M1 - Junction 15	9 miles
	A14 - Junction 8	11 miles
	M1 (J19) / M6 (J1)	20 miles
	M1 (J6A) / M25 (J21A)	52 miles
	DIRFT	26 miles
	Birmingham	55 miles
	London	66 miles
	Felixstowe	123 miles



SPECIFICATION

- New roof incorporating translucent roof lights
- Multiple ground level loading doors
- 2 canopied loading areas one to front and one to rear
- Minimum eaves 5.85m
- 500+ KVA power supply
- 2 x 5 ton cranes
- LED lighting
- Fully refitted offices ready for occupation
- Staff breakout / welfare facilities
- Male and female WC's
- Gated entrance with large yard and car parking

ACCOMMODATION

	SQ FT	SQ M
Main GIA	75,240	6,990
Mezzanine	3,850	358
Covered Loading	1,680	156
TOTAL	80,770	7,504

SERVICES

The property is connected to mains water, drainage, gas and electricity.

ASKING TERMS

The property is available TO LET on terms to be agreed.

SERVICE CHARGE

There is no service charge for the property.

BUSINESS RATES

The Rateable Value from 1 April 2026 is £405,000.

Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate the actual rates payable.

VAT

All figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party is to bear their own legal costs incurred.

EPC

The property has an EPC rating of B-32.



FURTHER INFORMATION

For viewing and further information, please contact the joint agents:



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ANTI MONEY LAUNDERING

We are legally required to undertake AML checks. Parties will be required to provide ID, proof of address, company structure and any other company information as outlined by our third party provider (KYC4U) when terms are agreed.