

Light Industrial / Business Unit To Let

Kettering Business Park | Kettering | NN15 6NL



- Warehouse and Offices
- Easily accessible via Junction 9 of the A14.
- Total GIA 6,278ft²
- Assignment of existing lease

BERRYS
berrys.uk.com

Location

The property is located off Orion Way Kettering behind the main Tesco's Extra and near the local DSA Driving School.

This is to the south of Kettering and is easily accessed via Junction 9 of the A14.

Kettering sits on the A14 corridor has good transport links to the A1, M1, M11 and M6 with a Borough Population estimated at approx. 100,000.

Description

The property is a detached steel portal framed unit with external lower brick elevations and insulated steel cladding to upper elevations and roof to include translucent roof lights.

Internally the property has received numerous tenant improvements to include additional first floor office areas, larger staff kitchen and ground floor stud partitioned areas within the warehouse space.

The front elevation benefits from double personnel doors whilst the side access provides a roller shutter door for deliveries. Allocated parking is also in addition.

Accommodation

The property measured on a gross internal basis but comprises a split as follows:

Ground floor warehouse 3,237ft² / 300.85m²

Ground floor offices and facilities 1,067ft² / 99.18m²

First floor offices 1,974ft² / 183m²

Total 6,278ft² / 583.45m²

Terms

The property is available by way of an assignment of the existing full repairing and insuring lease dated 12th March 2012 expiring 11th March 2028.

Rent on application.

The lease allows for Rent Reviews every 3 years with the March 2021 review yet to be triggered.

Business Rates

The property is currently assessed with a rateable value of £25,000. Amount payable is approximately 50% of this figure.

Any interested parties can check the exact amount payable via the local authority North Northants Council.

Important Notice

Berrys, its clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.



Planning

The property has historically been used as a light industrial space.

Services

We understand that all main services are connected to the property but have not been tested by the Agent.

Legal Costs

Each party to bear its own costs. However, the ingoing tenant will be required to provide a legal undertaking to cover the clients and the superior landlords abortive legal costs if they withdraw from the transaction.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC

The EPC rating for this property is available on request.

Local Authority

North Northamptonshire Council, Municipal Offices, Bowring Green Rd, Kettering NN15 7QX

Tel: 0300 126 3000

To book a viewing, please contact:

Kevin O'Dell

T: 01536 517777 | E: kevin.odell@berrys.uk.com
42 Headlands, Kettering, NN15 7HR

Ref: KA41201

4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.