

# Light Industrial Unit To Let

Telford Way Industrial Estate | Kettering | NN16 8UN



- Gross internal area 1,035 sq. ft<sup>2</sup>
- Situated nearby J7 of the A14
- Primary Industrial Estate in Kettering
- Asking £14,995 per annum exclusive
- Available on a new lease

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## Location

The unit is located off of Telford Way to the rear of the Travis Perkins depot and just before HiQ tyres on the Telford Way Industrial Estate accessed via the Town of Kettering and nearby Junction 7 of the A14.

## Description

The unit is of steel portal framed construction beneath an insulated cladded roof with translucent light panels and cladding to the upper half of the building with a brick facade below. The unit has an eaves height of approx 5 Mtrs and comprises a roller shutter and personnel entrance, a WC facility in the back left corner and a fire exit door to the rear. Internally the unit is open planned.

## Accommodation

The property has been measured on a gross internal basis and totals approx.1,035ft<sup>2</sup> with dimensions of 11.46m x 8.4m.

## Terms

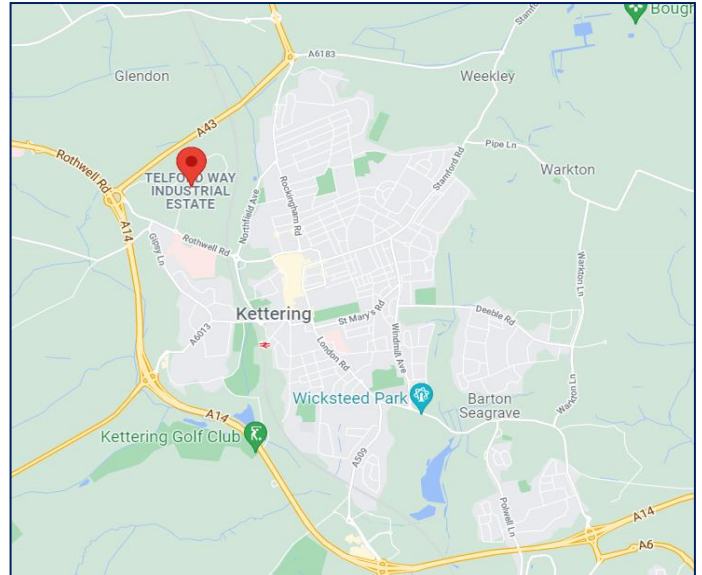
The property is available on a new full repairing and insuring lease at an asking rent of £14,995 per annum.

## Business Rates

The property is rated under one assessment as Units 1 & 2 at £8,600 and therefore will need reassessing.

## Planning

The units have been built for the purpose of light industrial use and has been used by the owners print company for many years.



## Services

The property has 3 phase electricity and water all connected but untested by the agents. There is no gas to the unit.

## Legal Costs

Each party is to bear their own legal costs. However, the ingoing tenant is to provide a landlords undertaking to cover abortive fees.

## VAT

There is no VAT applicable.

## EPC

The EPC rating for this property is available on request.

## Local Authority

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

Tel: 0300 126 3000

## To book a viewing, please contact:

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