



# Various Business Park Offices To Let

Brooklands Court | Kettering Venture Park | Kettering

**BERRYS**

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# Brooklands Court

Kettering Venture Park | Kettering | NN15 6FD

## Modern Open Planned Offices

- Offices can be subdivided and let on a floor by floor basis
- Dedicated broadband of up to 1GB/PS onto the estate by arrangement
- Allocated car parking (1 space: 205 SQ FT Net Internal Area)
- Available Freehold or Leasehold

## Location

Brooklands Court' is located on Kettering Venture Park on the southern edge of Kettering. Kettering Venture Park (KVP) has excellent connectivity to the major road networks and lies immediately adjacent to the A14 (J9) trunk road linking directly to the M6/M1 (J18) to the west and A1/M11 to the east. It benefits from a mainline rail station a few minutes away giving a twice hourly service connecting London St Pancras and Sheffield.

Also located on 'KVP' is the 4 star 'Kettering Park Hotel' which offers all the modern amenities associated with a modern business park including restaurant, conference and health/spa club facilities.

Kettering is at the heart of a major employment and housing programme in the east Midlands and is one of the most high profile growth areas in the UK as identified in a number of recent Government economic development initiatives. With outstanding transport links, up to 75% of the UK's population is within only a two hour drive. It is located approximately 10 miles to the north east of Northampton and has nearby a number of other expanding towns allocated for similar housing and employment growth including Wellingborough and Corby.



Unit 3



FF Unit 8



Unit 2



Kettering is already home to some very well known UK and international companies including Weetabix, RCI Europe, Snap-On Tools, NFU Mutual, Grant Thornton and Velux Windows. It has a thriving town centre, large areas of attractive countryside with picturesque villages within minutes of the Venture Park and plenty of leisure opportunities for staff. In addition, house prices are still very competitive.

**Description**

Offices can be subdivided and let on a floor by floor basis but benefit from the following features:

- Comfort cooling
- Site landscaping
- Allocated car parking
- Suspended ceilings incorporating LG3 Cat 2 lighting
- Raised floors for cabling
- Integral tea points in Units 2 + 3 and WC facilities in all units

**Accommodation**

Area	Size	Parking Spaces
Unit 2	2,739 sq.ft (254.5 sq.m)	12
Unit 3	2,799 sq.ft (260.0 sq.m)	13
Unit 8 (FF)	1,170 sq.ft (108.7 sq.m)	5

**Terms**

Units available to Let on new leases on terms to be agreed. The sale of the freeholds may also be considered.

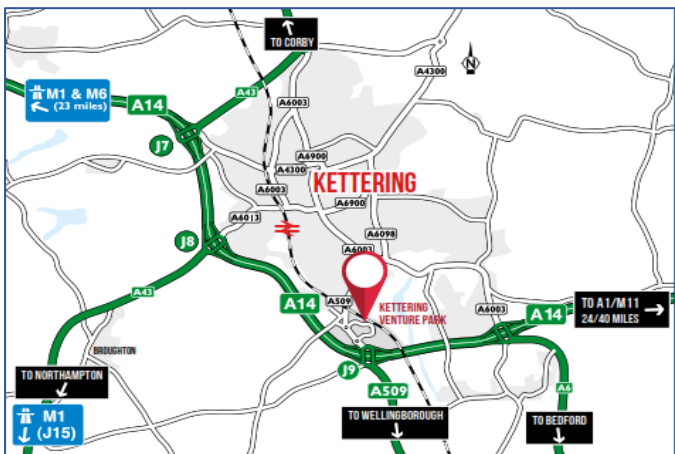
**Business Rates**

The units have the following rateable values:

Unit 2	£21,250
Unit 3	£22,500
FF Unit 8	£9,800

Interested parties should verify the amounts payable and whether they are eligible for rates relief on Unit 8 particularly.





## ACCOMMODATION (APPROXIMATE NIA)

	sq ft	sq m	parking spaces	EPC
1	1,862	173.0	SOLD	SOLD
2	2,739	254.5	12 car spaces	D (85)
3	2,799	260.0	13 car spaces	C (60)
4	1,671	155.2	LET	LET
5	1,616	150.1	SOLD	SOLD
6	2,024	188.1	SOLD	SOLD
7	1,264	117.4	SOLD	SOLD
8 FF	1,170	108.7	9 car spaces	C (60)
9	1,315	122.2	SOLD	SOLD
10	1,386	128.8	SOLD	SOLD
11 GF	1,000	92.9	LET	LET
11 FF	1,158	107.6	LET	LET
12	2,286	212.4	SOLD	SOLD
13 GF	854	79.34	LET	LET
13 FF	893	83.0	SOLD	SOLD
14	1,843	171.2	SOLD	SOLD
15	1,410	131.0	SOLD	SOLD
16	1,140	105.9	SOLD	SOLD
17	1,150	106.8	SOLD	SOLD
18	1,926	178.9	SOLD	SOLD

## Planning

The units have office consent granted. Other uses considered.

## Services

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

## Service Charge

A nominal service charge is applicable for the upkeep and maintenance of the common areas of the Brooklands Court Development. This is reconciled annually and apportioned by the management company on a unit by unit basis.

## Legal Costs

Each party to bear their own. An undertaking for reasonable abortive legal costs may be required from the applicant.

## VAT

All figures quoted are exclusive of VAT that the Landlord has a duty to impose.

## EPC

Please see table opposite.

## Local Authority

Kettering Borough Council, Municipal Offices, Bowling Green Rd, Kettering, NN15 7QX – 01536 410333.

## Important Notice

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- 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.
- 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.
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- Purchasers must satisfy themselves by inspection or otherwise.

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To book a viewing, please contact:

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