

TO LET - MODERN INDUSTRIAL/WAREHOUSE UNIT

**TO BE NEWLY
REFURBISHED
AVAILABLE
AUTUMN 2025**



2270 KETTERING PARKWAY • KETTERING VENTURE PARK • KETTERING • NORTHANTS • NN15 6XR

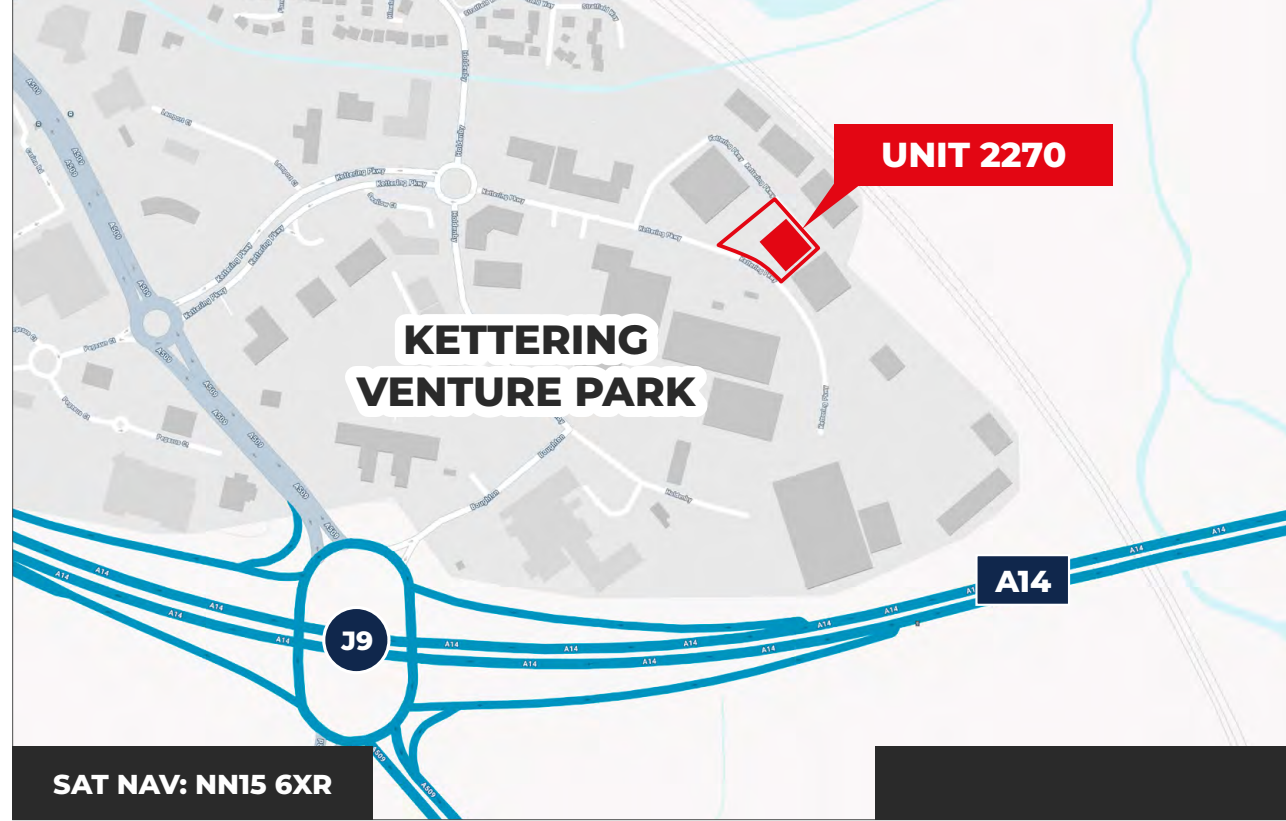
- MODERN INDUSTRIAL/WAREHOUSE UNIT: STEEL PORTAL FRAME, 6M EAVES, 8.5M APEX
- GROSS INTERNAL AREA APPROX. 9,707 SQ FT / 901.8 SQ M
- INTEGRAL FIRST FLOOR OFFICES
- TO BE NEWLY REFURBISHED THROUGHOUT TO INCLUDE ROOF-MOUNTED SOLAR PHOTOVOLTAIC (PV) PANELS
- SUBJECT TO AVAILABILITY, CAN BE COMBINED WITH ADJOINING UNIT 2270 TO PROVIDE UP TO 35,200 SQ FT / 3,270 SQ M

LOCATION

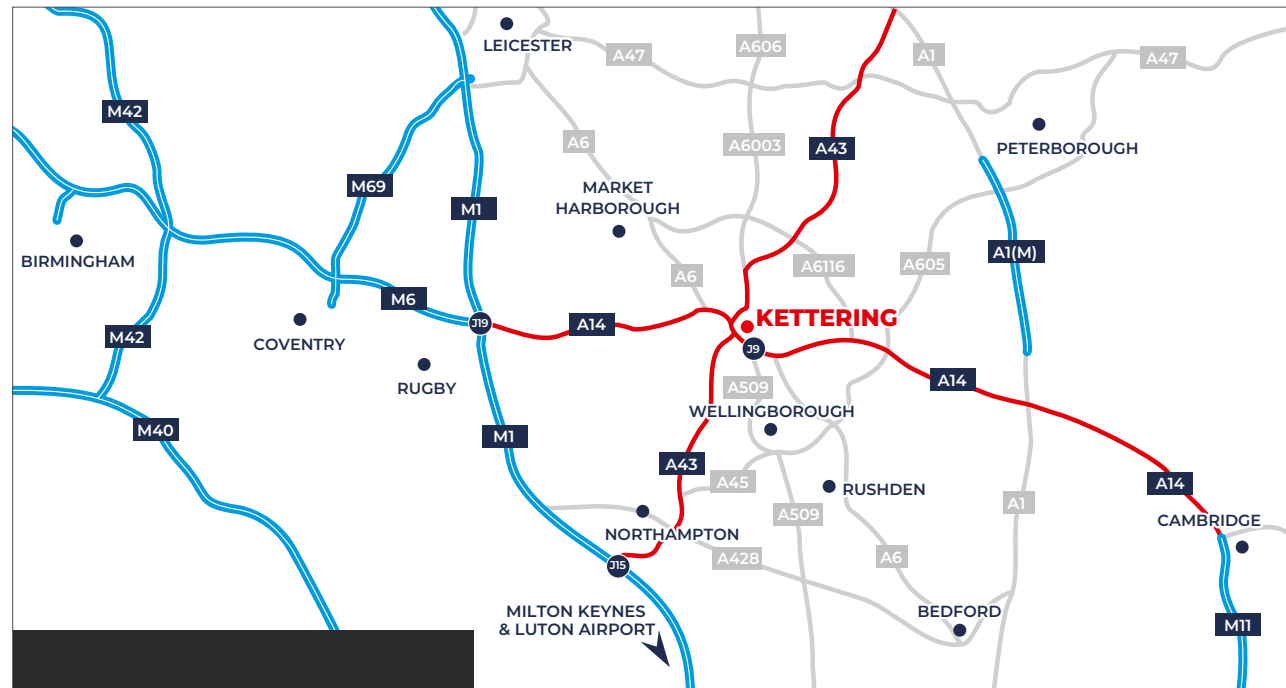
The property is prominently situated on Kettering Parkway within Kettering Venture Park, adjacent to the main A14 arterial route (linking the M1 and A1). This strategic location offers excellent connectivity to the A45 and M11 to the east and the M1 at Junction 19 to the west. Kettering benefits from a mainline rail station, providing twice hourly fast services to London St Pancras (south) at approx. 50 minutes travel time and Sheffield (north).

Kettering Venture Park is a well-established and diverse business park, home to notable occupiers such as RCI Europe, Sterling Press, Winkhaus UK, Warmies UK, Full Support Healthcare, Infrastructure Gateway UK, Grosvenor Contracts Leasing.

The estate also benefits from the nearby Kettering Park Hotel (Daniel Thwaites Group) offering a range of amenities, including the four-star Kettering Park Hotel and proximity to a mixed-use retail and leisure park.



SAT NAV: NN15 6XR





THE PROPERTY

Unit 2270 is a modern industrial/warehouse facility constructed with a steel portal frame, offering a clear height of 6m to the eaves and 7.8m to the apex. The property has staff parking and a ground floor lobby leading to integral first floor offices.

The unit has staff parking plus a dedicated block-paved loading yard with single loading door (3.6m wide x 5.4m high).

The property is to be newly refurbished throughout with occupation possible from autumn 2025.

ACCOMMODATION

The property comprises the following Gross Internal Areas (GIA):

	Sq ft	Sq m
Industrial / Warehouse	8,156	757.7
First Floor Offices	1,551	144.1
TOTAL	9,707	901.8

TERMS

The property is available to Let on a new full repairing and insuring lease for a term to be agreed. The guide initial quoting rent is from £92,250 + VAT per annum and exclusive of all other outgoings.

BUILDINGS INSURANCE

Depends on tenant's use – annual premium renews in July each year.

SERVICE CHARGE

There is an annual service charge (S/C year runs 1st Jan to 31 Dec each year and is subject to annual reconciliation) to cover the upkeep of the Kettering Parkway and Kettering Venture Park Estates. The quarterly charge for 2025 is £2,250.62 + VAT.

SERVICES

The property has mains gas, water and electricity. As part of the extensive refurbishment and in order to try to deliver high energy efficiency, all lights will be LEDs. None have been tested by the agent.

EPC

A new EPC is being procured and will be advised in due course. Following the refurbishment works, it is anticipated that the building will meet high energy efficiency standards.

BUSINESS RATES

At present the property is not yet assessed separately for business rates. It is anticipated that the rateable value will be circa £50,000 with rates payable of around £27,500 per annum (subject to verification by the Rating Valuation Office).

VAT

All figures quoted are exclusive of VAT that is understood to be applicable.

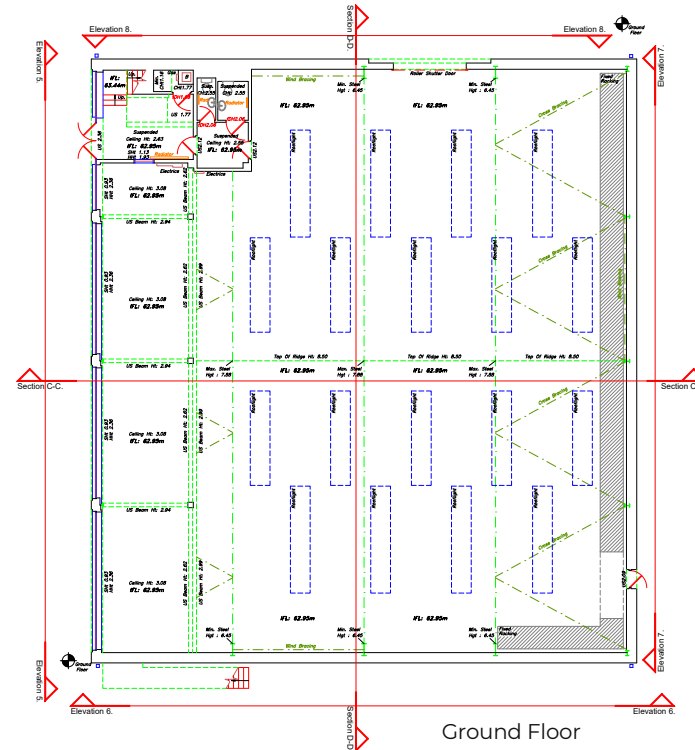
LEGAL COSTS

Each party is to bear their own legal costs subject to an undertaking to cover landlord's abortive costs once draft contracts are raised.



FLOOR PLANS

Full CAD plans available on request.



VIEWING

To view and for further details please contact the sole agent:

CHRIS BILLSON

01933 223300

07500 886176

cb@prop-search.com