



Dovecote Farm, Newton, Kettering, Northamptonshire,
NN14 1BW

FileNo/2026/KO

Dovecote Farm

Newton, Kettering, Northamptonshire, NN14 1BW



Agreement

To Let



Detail

Agricultural Units



Rent/Price

£4.00 psf pax

£15,000 – £60,000
per annum



Size

348.39 sq m
(3,750 sq ft)
to
1,393.55 sq m
(15,000 sq ft)



Location

Newton
NN14 1BW



Property ID

FILENO/2026/KO

For Viewing & All Other Enquiries Please Contact:



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Senior Surveyor

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Property

The accommodation comprises former agricultural storage buildings constructed around a concrete portal frame with profile metal clad elevations beneath a pitched corrugated roof. The units provide predominantly open-plan storage space and are accessed via large sliding loading doors.

The buildings benefit from a substantial concrete surfaced yard area to the front, suitable for loading, unloading and vehicle manoeuvring. Internal eaves height is approximately 4.2 metres, rising to approximately 6.7 metres at the ridge.

The property currently comprises two principal units although the larger building has the potential to be subdivided to create two self-contained units of approximately 3,750 sq ft each, subject to landlord requirements.

Accommodation

The property has been measured on a gross internal area basis (GIA) in accordance with the RICS Code of Measuring Practice and we calculate this it provides the following floor area:-

Area	m ²	ft ²
Unit 1	668.90	7,200
Unit 2	724.60	7,800
Combined Total GIA	1,393.55	15,000

Energy Performance Certificate

The property has an EPC rating of

Rent/Price

Whole property (15,000 sq ft) £60,000 per annum

Individual larger units £30,000 per annum exclusive

Smaller subdivided units (approximately 3,750 sq ft): £15,000 per annum

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Please contact the agent for further details.

VAT

We understand VAT is not applicable to the rent.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Services

We understand the property benefits from a single-phase electricity supply.

Mains water, drainage and gas are not connected.

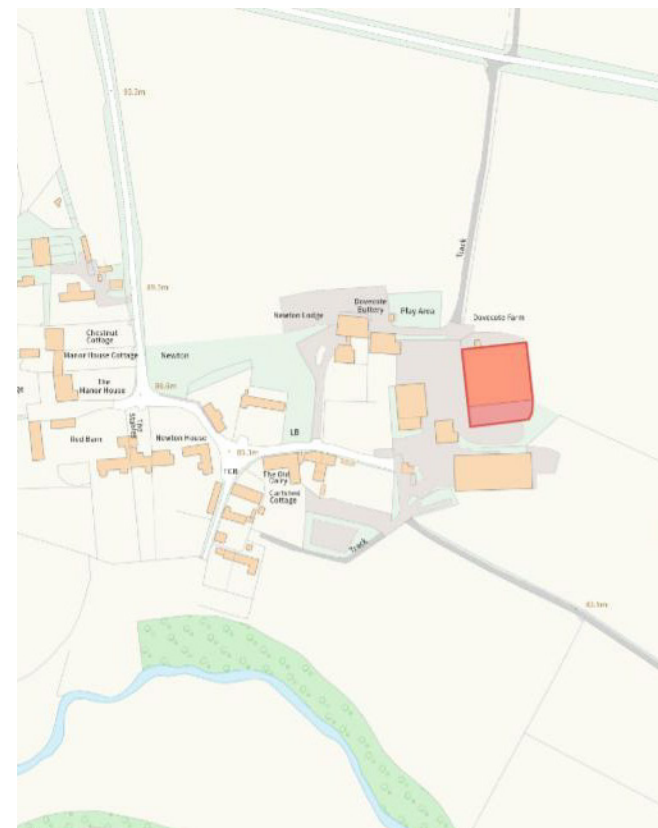
Interested parties are advised to make their own investigations to the relevant utility service providers.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.



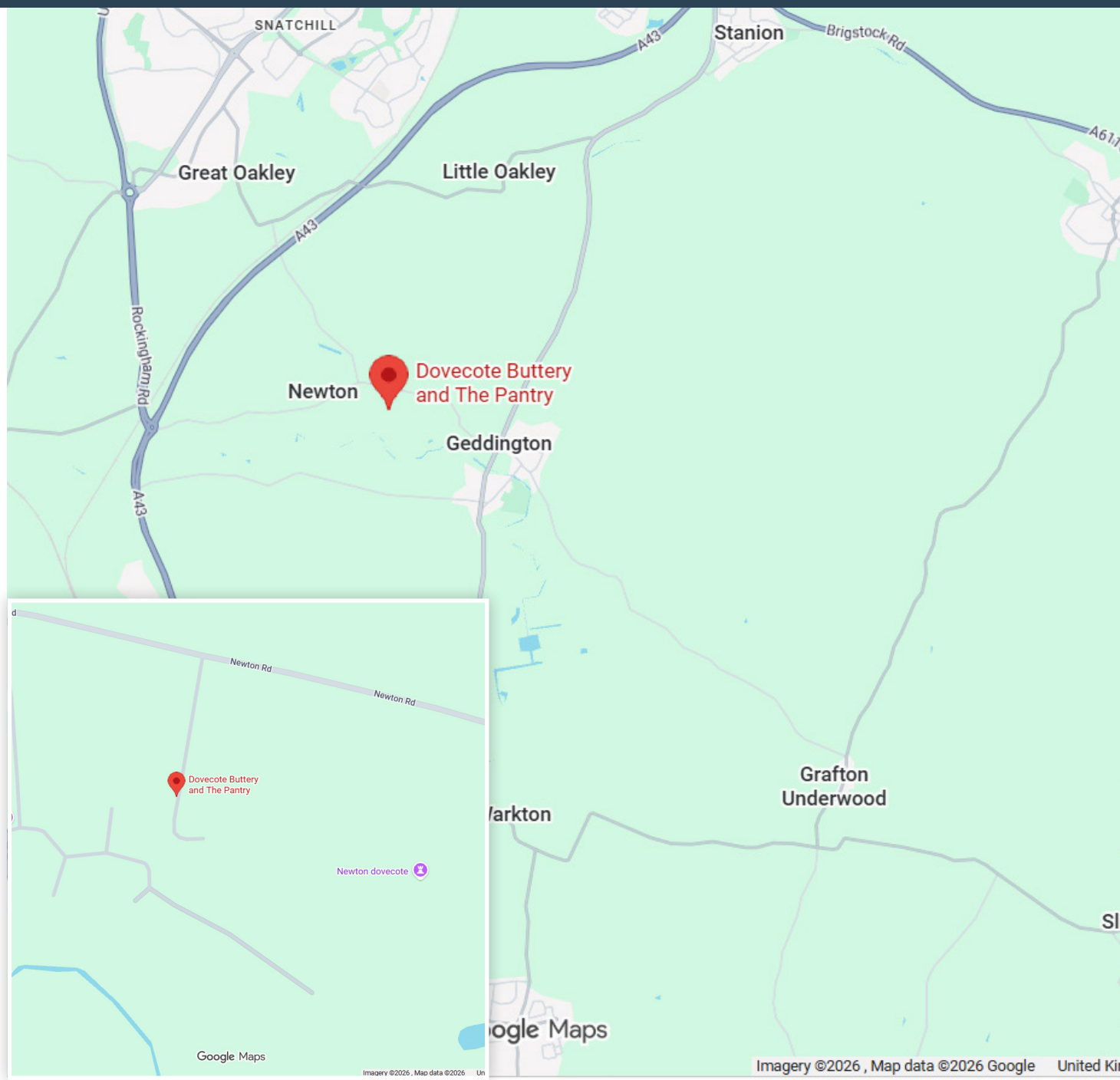
Location

Dovecote Farm occupies a strategic position at Newton, between Kettering and Corby, with immediate access to the A43 dual carriageway. The property is exceptionally well located for occupiers requiring connectivity across Northamptonshire and the East Midlands, with the A14 accessible within a short drive, linking to the M1, M6 and national motorway network.

Kettering is approximately 5 miles to the south and Corby approximately 4 miles to the north-east, both providing extensive amenities, labour resources and mainline rail services. The location combines excellent transport links with the benefits of a rural business environment, making it suitable for a range of storage, warehouse and commercial uses.

/// what3words

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Google Maps



