


# TO LET Industrial/Warehouse Unit

77,869 sq ft (7,234.2 sq m)  
on a site of 3.44 acres (1.39 ha)

# 30 TELFORD WAY

TELFORD INDUSTRIAL ESTATE, KETTERING, NN16 8UN

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4 LEVEL ACCESS  
LOADING DOORS



STEEL FRAME  
CONSTRUCTION



EAVES HEIGHT  
RANGES FROM 4 - 7M



FLUORESCENT  
LIGHTING



## LOCATION

Kettering is a popular Industrial town in North Northamptonshire, within the East Midlands.

The property is located at the roundabout junction of Warren Hill, Rothwell Road, Garrard Way and Telford Way.

Telford Way has direct access to J7 of the A14 dual carriageway that gives excellent

access to the M1 and M6 to the west and the A1/M11 to east. At the other end of the Telford Way Estate it leads to the main roundabout to the main arterial road leading to the Kettering town centre.

The Telford Way Industrial Estate is the principle established industrial destination in Kettering with nearby occupiers

including Joseph Parr Building and Timber Merchants, Wolseley Plumb & Parts Merchants, BED Electrical Wholesalers Screwfix, Toolstation, Edmundson Electrical, Travis Perkins, Jewson's to name but a few.

Kettering railway station lies 1.4 miles south of the site providing UK wide access.

## DESCRIPTION

The building benefits from:

### Warehouse

- Steel portal frame construction
- Eaves height 4 - 7m
- 4 level access loading doors
- Concrete floor
- Fluorescent sodium lighting

### Offices

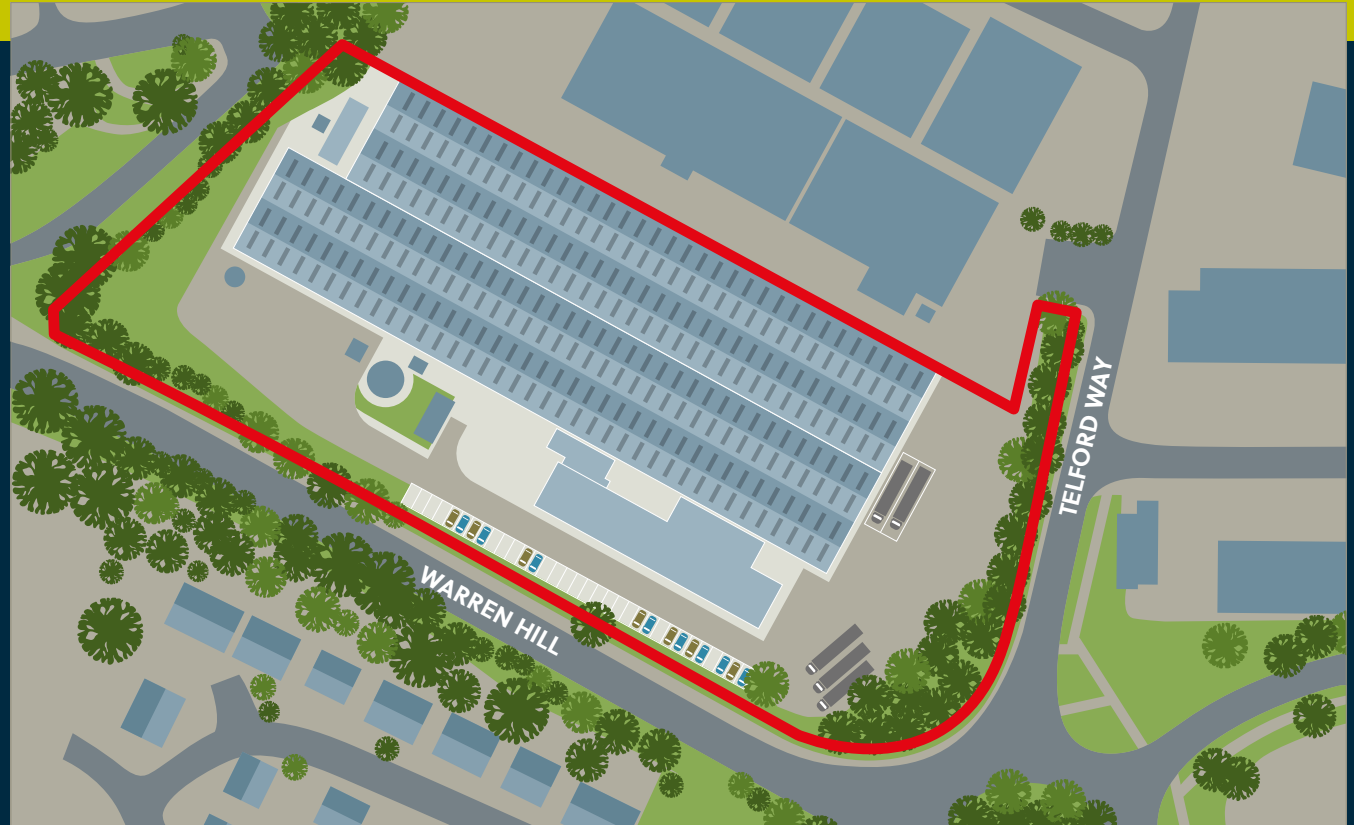
- Single storey offices
- Reception area
- Suspended ceilings
- Double glazing
- Central heating
- Meeting rooms
- Canteen
- WC's

### External

- Prominent position
- Designated HGV parking
- Designated car parking

## ACCOMMODATION

	SQ FT	SQ M
Warehouse/Production	63,697	5,917
Storage	6,208	577
Office (Factory)	475	44
Office	6,555	609
Canteen	934	87
<b>TOTAL</b>	<b>77,869</b>	<b>7,234</b>
<b>SITE AREA</b>	<b>3.44 acres</b>	<b>1.39 ha</b>



#### TENURE

Leasehold.

#### TERMS

The property is available via way of sublease or assignment.  
Lease expiry 21st October 2032.

#### BUSINESS RATES

Currently not assessed.

#### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

#### FIXTURES AND FITTINGS

Fixtures and fittings are not included within the rental.

#### SERVICES

We believe all main services are connected to the property.  
Any prospective lessee must satisfy themselves as to the state and condition of such items.

#### EPC

The building has a rating of E103.

#### ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with anti-money laundering regulations.

#### VAT

Unless otherwise stated, all rents quoted are exclusive of VAT.  
Any intending lessee should satisfy themselves independently as to VAT in respect of this transaction. be required.



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**30** TELFORD WAY



**VIEWINGS**

For further information please contact:

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