

SCREWFIX
TOOLSTATION
Dulux
DECORATOR
CENTRE
NOW OPEN

PYTCHLEY BUSINESS PARK

ORION WAY | KETTERING | NORTHANTS | NN15 6NL



UNIT 3:
4,751 SQ FT (441.43 SQ M) WAREHOUSE/TRADE COUNTER

UNIT 9:
2,154 SQ FT (200.17 SQ M) WAREHOUSE/TRADE COUNTER

- READY FOR IMMEDIATE OCCUPATION
- LOCATED JUST OFF JUNCTION 9 OF THE A14
- PRESTIGIOUS UNITS ON A WELL MANAGED AND SECURE ESTATE
- BREEAM VERY GOOD / EPC A RATED

LOCATION

The site is located in an extremely prominent location just off junction 9 of the A14 in Kettering.

The A14 provides direct dual carriageway access to the A1, M1, M6 and the national motorway network.

The surrounding area has an excellent mix of retail and leisure occupiers including Tesco, Aldi, Next, Currys, McDonalds, KFC, Pizza Hut, Nandos and a number of other national pub and restaurant chains.

THE DEVELOPMENT

Pytchley Business Park comprises a gated development of 13 business units of between 2154 sq ft and 10,000 sq ft on a secure well managed site.

The units have been constructed to an excellent level of specification and provide the following:

- Ground floor offices
- W/C facilities
- Kitchenette
- 6m min eaves (Unit 11/12 has 10m min eaves)
- Warehouse lighting
- Loading door
- 3 phase power
- Allocated car parking and loading area
- BREEAM Very Good
- Unit 3 - Unit 3 has been comprehensively fitted out to include two storey office/ancillary accommodation. The first floor has open plan and cellular office accommodation. The ground floor has reception area, a showroom and various other ancillary rooms.

SERVICE CHARGE

Tenants will pay a contribution towards the cost of maintaining the communal areas by way of a service charge.

The cost will be apportioned fairly across the development and a copy of the service charge budget is available on request.

BUSINESS RATES

The units have the following Rateable Value from 01/04/2026:-

Unit 3 - £24,250

Unit 9 - £18,500

The Uniform business rates for 2026/27 is 43.2p in the £.

It is possible that Small Business Rates may be applicable for this property. We would recommend that occupiers satisfy themselves of both the Rateable Value and the availability of Small Business Rates Relief.

SERVICES

The units benefit from all mains services (with the exception of gas). Interested parties are invited to make their own enquiries in this regard.

TERMS

The units are available by way of a new full repairing and insuring lease on terms to be negotiated

Quoting terms are available on application.

EPC

EPC Certification is available for the individual units upon request.

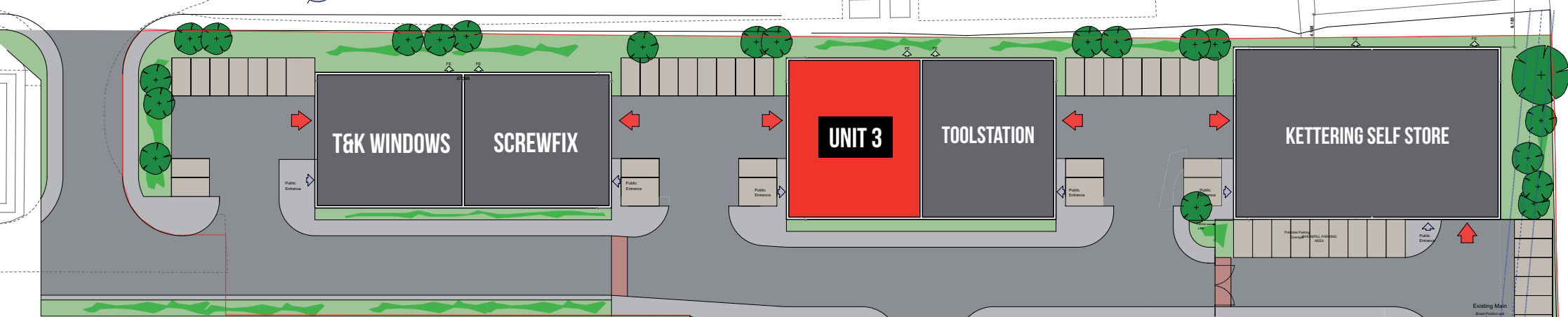
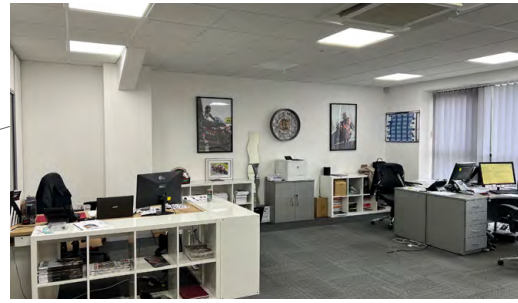


For further information,
please contact the sole agents:

Baker Harman
01604 96 96 96
www.bakerharman.com

RICHARD BAKER
richard@bakerharman.com

ORION WAY



SCHEDULE OF ACCOMMODATION

UNIT 1	T&K WINDOWS
UNIT 2	RICHMOND CERAMICS
UNIT 3	4,741 SQ FT (441.43 SQ M)
UNIT 4	TOOLSTATION
UNIT 5	RICHMOND CERAMICS
UNIT 6	RICHMOND CERAMICS
UNIT 7	HYDRAQUIP
UNIT 8	DULUX DECORATOR CENTRE
UNIT 9	2,214 SQ FT (205.71 SQ M)
UNIT 10	INTERNATIONAL TOOLS
UNIT 11/12	KETTERING SELF STORE
UNIT 14	KETTERING SELF STORE

