

MODERN OFFICE

TO LET



**14 Brooklands Court, Kettering Venture Park,
Kettering, Northants, NN15 6FD**

#FileNo/2026AL

Eddisons

14 Brooklands Court

Kettering Venture Park, Kettering, Northants, NN16 6FD



Agreement

To Let



Detail

Office



Rent/Price

£25,000 pax



Size

1,734 sq ft (161.10 sq m)



Location

Kettering, NN16 6FD



Property ID

#FILENO/2026AL

For Viewing & All Other Enquiries Please Contact:



AMANDA LAWRENCE

AssocRICS
Agency Surveyor

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Property

The property comprises a mid-terrace office of brick construction under a pitched roof.

The entrance lobby provides male and female WC's and stairs leading to the first floor. A door from the entrance lobby leads into the ground floor accommodation which has a mixture of open plan space together with demountable partitions creating two meeting rooms with interconnecting concertina doors which can be opened to create a larger meeting room together with storeroom and open plan kitchen.

The first floor is again largely open plan with three partitioned offices.

The accommodation is fitted with carpets to the ground floor, laminate to the first floor, LED lighting and raised access floors.

Externally there are 9 dedicated car parking spaces.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice it has a net internal area of :

Area	m ²	ft ²
Total NIA	16110	1,734

Energy Performance Certificate

The property has an EPC rating of C72

Services

We understand that mains water, electric and drainage are connected to the property. These have not been tested and are not warranted to be in working order.

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

Town & Country Planning

We understand the property has consent for Office use

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

Rates

Charging Authority: North Northants Council
Description: Offices and Premises
Rateable Value: Ground Floor - £10,000
First Floor - £12,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available to let on a new full repairing and insuring lease with an asking rent of £25,000 per annum exclusive for a minimum 3 year term

Rent/Price

£25,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Brooklands Court which is a courtyard of 18 self-contained modern two storey offices with allocated parking on site. This is situated within Kettering Venture Park in the South of Kettering and close to Junction 9 of the A14. Kettering Borough is in North Northamptonshire and has an estimated population of 100,000.





