



To Let

# Lorry Park Logistics Hub

Rothwell Lodge Lorry Park  
Rothwell, Kettering  
NN14 1SS

Approximately 2.55 acre site for Lorry Parking or  
Logistics Hub on the eastbound carriageway of the A14.

Sherwill Drake Forbes 

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## **Rothwell Lodge Lorry Park Rothwell, Kettering NN14 1SS**

### Summary

Rothwell Lodge Lorry Park is located on the eastbound carriageway of the A14, beside the Rothwell service station.

The adjoining services have an Esso filling station and a McDonalds restaurant.

The site offers 2.05 acres of hardstanding. Palisade security fencing surrounds the site and a washdown area with interceptor has been installed.

### Location

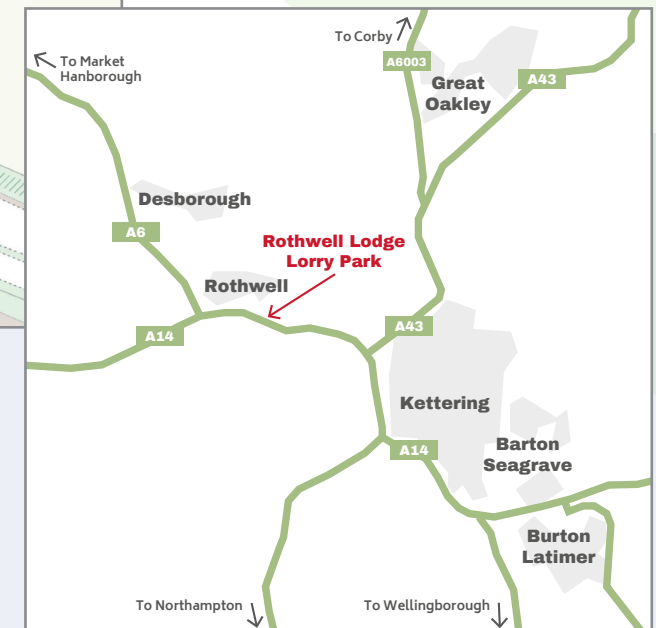
The site is on the eastbound carriageway of the A14 adjacent to the Esso filling station and McDonalds restaurant just south of Rothwell. It is approximately 1 mile west of Kettering, 17 miles east of the Catthorpe Interchange (M1, M6 and A14 junction), and 26 miles west of the A14/A1 junction at Huntingdon.



## Site Plan



## Location Map



## Planning

Planning permission for the northern area of the site was permitted in July 2020 under application reference **KET/2020/0064**. The southern area was permitted in October 2021 under application reference **NK/2021/0304**. Planning documents can be found on the North Northamptonshire Council – Kettering Area website.

The site has permission for lorry and car parking with a temporary permission for an office facility to operate a logistics hub.

## Terms

A leasehold term to be agreed with a guide rent of £150,000 per annum for the whole.

## Services

The site benefits from private power and water supplies.

## Viewings

Access to the site can be arranged by appointment through Sherwill Drake Forbes.

## Business Rates

The tenant will be responsible for all rates.

## Contact

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