



LAND AT JUNCTION 4 A14  ROTHWELL  NORTHAMPTONSHIRE  NN14 6GZ

FOR SALE : 4.77 HECTARES 11.79 ACRES

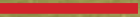
 RARE EAST MIDLANDS DEVELOPMENT OPPORTUNITY

 JUNCTIONFOURA14.CO.UK

RARE INDUSTRIAL DEVELOPMENT OPPORTUNITY

This greenfield site provides a rare opportunity to acquire 11.79 acres of land offering strong commercial potential to meet local and regional requirements.



 SITE BOUNDARY

These plans are for information purposes only and not to scale.

A14
JUNCTION FOUR



SITE AREA APPROXIMATELY
4.77 HECTARES (11.79 ACRES)



LOCATED 17 MINUTES / 16.5
MILES FROM M1 JUNCTION 19



EXCELLENT ACCESS
TO LABOUR



STRONG LOCATION FOR INDUSTRIAL
& LOGISTICS DEVELOPMENT
(SUBJECT TO PLANNING)

LOCATION

The site is accessed via Loddington Road in the town of Rothwell, Northamptonshire, which lies approximately 4 miles to the east of Kettering town centre.

Rothwell is a town on the outskirts of Kettering in the heart of Northamptonshire and benefits from strong road connections to the surrounding regions via the A14 and A6.

The A14 leads to the M1 motorway in the west at Junction 19 providing fast access to the northern and southern ends of the country. The A6 on the other hand leads past Market Harborough towards Leicester city centre.

Kettering is the most local train station, approximately 4 miles away, providing access to St Pancras International, Nottingham and Corby via East Midlands Railway.

There is a local bus service on the opposite side to the A14 providing access to Market Harborough, Corby and Desborough

Telford Way Industrial Estate	3.1 miles
Kettering Train Station	3.8 miles
Kettering	4.0 miles
Northampton	15.4 miles
M1 J19 & M6 Motorway	16.8 miles
Leicester	23.6 miles
East Midlands Airport	49.2 miles
Stansted Airport	73.2 miles
London	83.9 miles





WELCOME BREAK ROTHWELL
TRUCK STOP

LEICESTER A6 -->

A14 J3

17 MINUTES TO J19 M1 -->

A14

LODDINGTON ROAD

B669

← 7 MINUTES TO KETTERING

KETTERING RO

A14

JUNCTION FOUR

SALE PROCESS

Initial expressions of interest are sought in first instance. Interested parties are required to confirm their interest in the land and to provide outline details of the following which will form part of the assessment criteria:

- Nature of proposed use and/or development proposals
- Track record in dealing with similar development sites
- Availability of suitable resources for any proposed development of the land
- Any other information that is considered relevant

Further information and inspection can be arranged through the sole agents.

Suitable parties will be invited to submit offers in due course.

The site will be sold by way of an informal tender.

DATA ROOM

Visit www.junctionfourA14.co.uk and register to download further information.



VAT

The property is VAT elected and VAT will apply to any sale at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

The purchaser will be required to submit documentation to satisfy anti-money laundering regulations.

VIEWINGS

Interested parties wishing to view the site are asked to provide prior notification to Lambert Smith Hampton before viewing

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Lambert Smith Hampton nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Note: All plans not to scale.

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