

UNITS 2300 & 2350, KETTERING VENTURE PARK

Kettering Parkway, Kettering Venture Park, Kettering, NN15 6XU



Key Highlights

- 15,223 to 86,148 sq ft
- Strategic Locations adjacent to J9 A14
- EPC C Rated
- Large Yards
- Low Site coverage of approx 27%
- Unit 2300 - 9m eaves, 40m yard, 2 level

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Description

Two units, both self contained with large yards available leasehold. Rent on Application.

Unit 2300

Modern detached warehouse with two storey office accommodation totalling approx. 15,194 sq. ft. on 1.13acres. The unit benefits from a large concrete yard / parking area to the rear.

The property is of traditional steel portal frame construction in the warehouse and two storey offices.

Loading to warehouse via two 'up and over' roller shutter doors to rear yard (W4m x H4.5m and W5.5m x H4.5m).

The two storey offices provide a reception area, kitchenette and WCs.

Unit 2350

Modern detached distribution warehouse with two storey office accommodation totalling approx. 86,148 sq. ft. (excluding canopy) on circa 6.97 acres.

The warehouse is constructed by way of steel portal frame with a 10m eaves and 7 Dock Doors and 4 Level Loading Doors. There is parking for 85 cars on site and large secure yard area of up to 50m.

Location

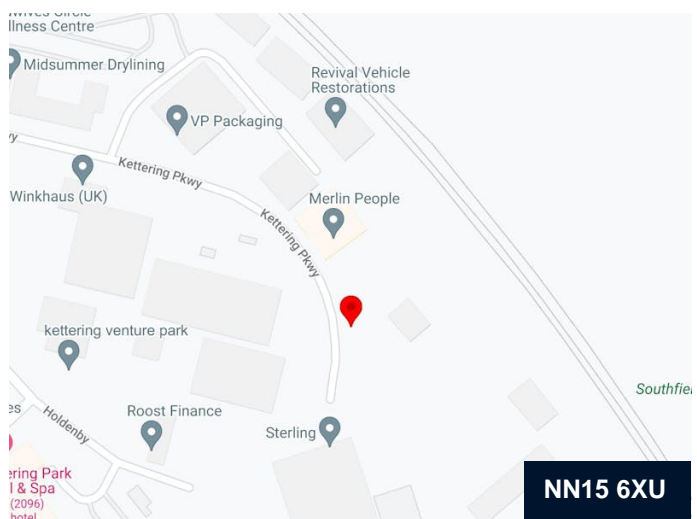
The property is situated within Kettering Venture Park, a strategic location on the southern edge of Kettering, immediately adjacent to J9 of the A14.

The scheme is adjacent to the A14 dual carriageway which connects with the M1/M6 intersection (21.5 miles to the west), A1(M) (24 miles east). The A14 also connects with the UK's largest container port at Felixstowe.

Business Rates

Rates payable: £2.95 per sq ft
(based upon Rateable Value: £465,000)

Based on the 23/24 Rating List



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