

# 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

SAVILLS Birmingham  
55 Colmore Row  
Birmingham B3 2AA  
**0121 200 4500**  
[savills.co.uk](http://savills.co.uk)



## 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 1.13 acres. 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

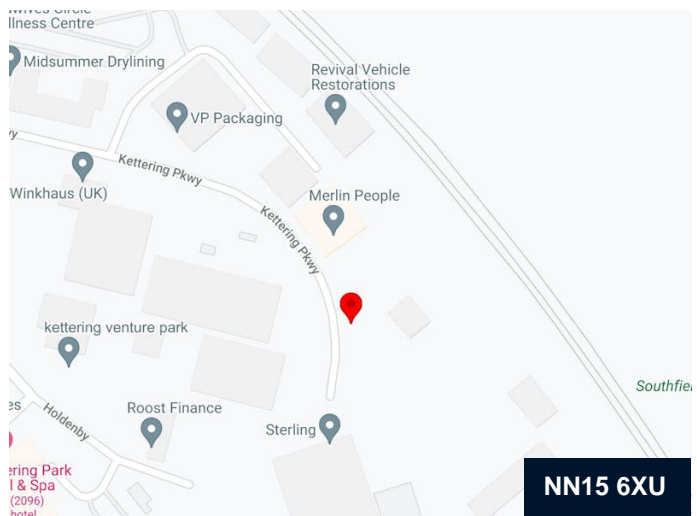
The property is situated within Kettering Venture Park, a strategic location on the southern edge of Kettering, immediately adjacent to J9 of the A14.

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



NN15 6XU

## Contact

### Christian Smith

0121 200 4507  
07808 784 789  
christian.smith@savills.com

### Daniel Rudd

0121 634 8403  
07929657494  
daniel.rudd@savills.com

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 28/05/2024

savills