

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



**1410 MONTAGU COURT, KETTERING PARKWAY, KETTERING VENTURE PARK,  
KETTERING, NORTHAMPTONSHIRE NN15 6XR**

**Rent: £21,500 per annum exclusive**

**Size: 1,689 sq ft (156.91 sq m)**

- Open Plan with separate kitchen/breakout area
- Comfort cooling
- Carpeting
- LED lighting

## LOCATION

Montagu Court is located on Kettering Venture Park which lies to the South of Kettering Town Centre just off J9 of the A14.

The A14 links directly to the M6/M1 (J19) to the west and the A1/M11 to the east.

The mainline train station is a few minutes away and provides a service to London St Pancras International with a journey time of approx 1 hour.

Located within walking distance is the 4 star Kettering Park Hotel and Spa an Odeon Cinema and out of town retail park together with further leisure facilities and restaurants.

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## DESCRIPTION

Ground Floor Self Contained Office.

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## SERVICES

We understand mains electric, mains drainage and gas are all connected.

The agents have not tested any of the services and occupiers are advised to satisfy themselves in this regard.

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## ACCOMMODATION

The accommodation has been measured on a net internal area basis as follows:-

1,689 sq ft

156.92 sq ft

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## PLANNING

The property has planning for Class E of the Use Classes order as amended September 2020.

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## VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or wish to impose.

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## LEASE TERMS

The property is available to let on a new lease at £21,500 per annum exclusive.

In addition to the rent a service charge will be applicable further details from the agents.

## RATES

We understand from the Valuation Office Agency website that the ground floor has a rateable value of £12,750. With effect from 1<sup>st</sup> April 2023 the rateable value will be £18,750.

The small business rates multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value below £51,000 is 49.9p on the £.

This will give a rate payable figure assuming no relief or premium of £6,362.25.

Any prospective occupier should contact North Northamptonshire Council on 0300 126 3000.

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## TENURE

Leasehold.

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## LEGAL COSTS

Each party to bear their own.

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## EPC

The property has an EPC rating of C69.

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## VIEWING

Strictly via the sole agents Eddisons:

Contact: Amanda Lawrence

Email: [Amanda.Lawrence@eddisons.com](mailto:Amanda.Lawrence@eddisons.com)

Tel: 01536 483400

For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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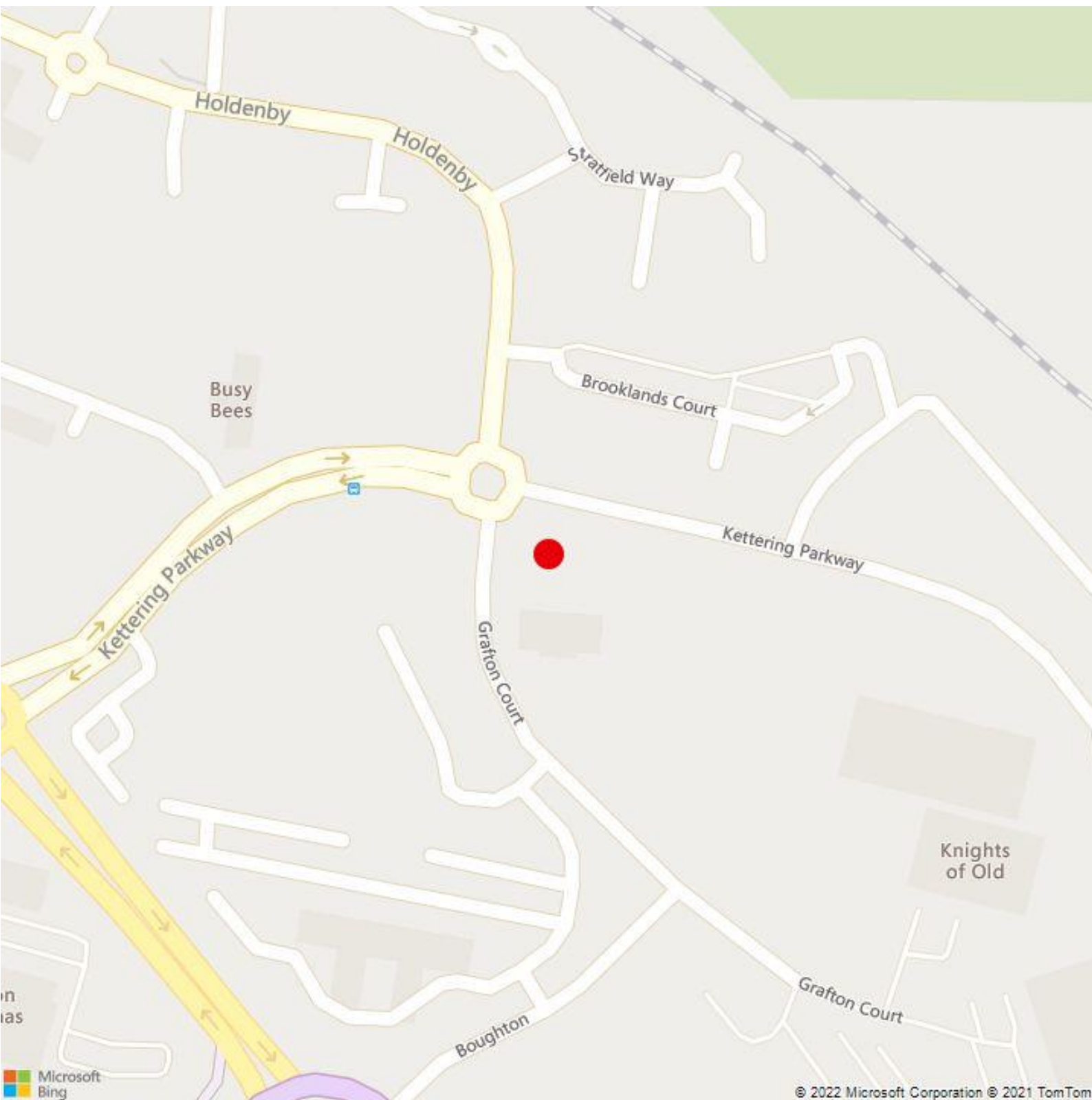
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