



1420 - 1450

# Montagu Court

Kettering Parkway | Kettering Venture Park | Kettering | Northamptonshire | NN16 6XR



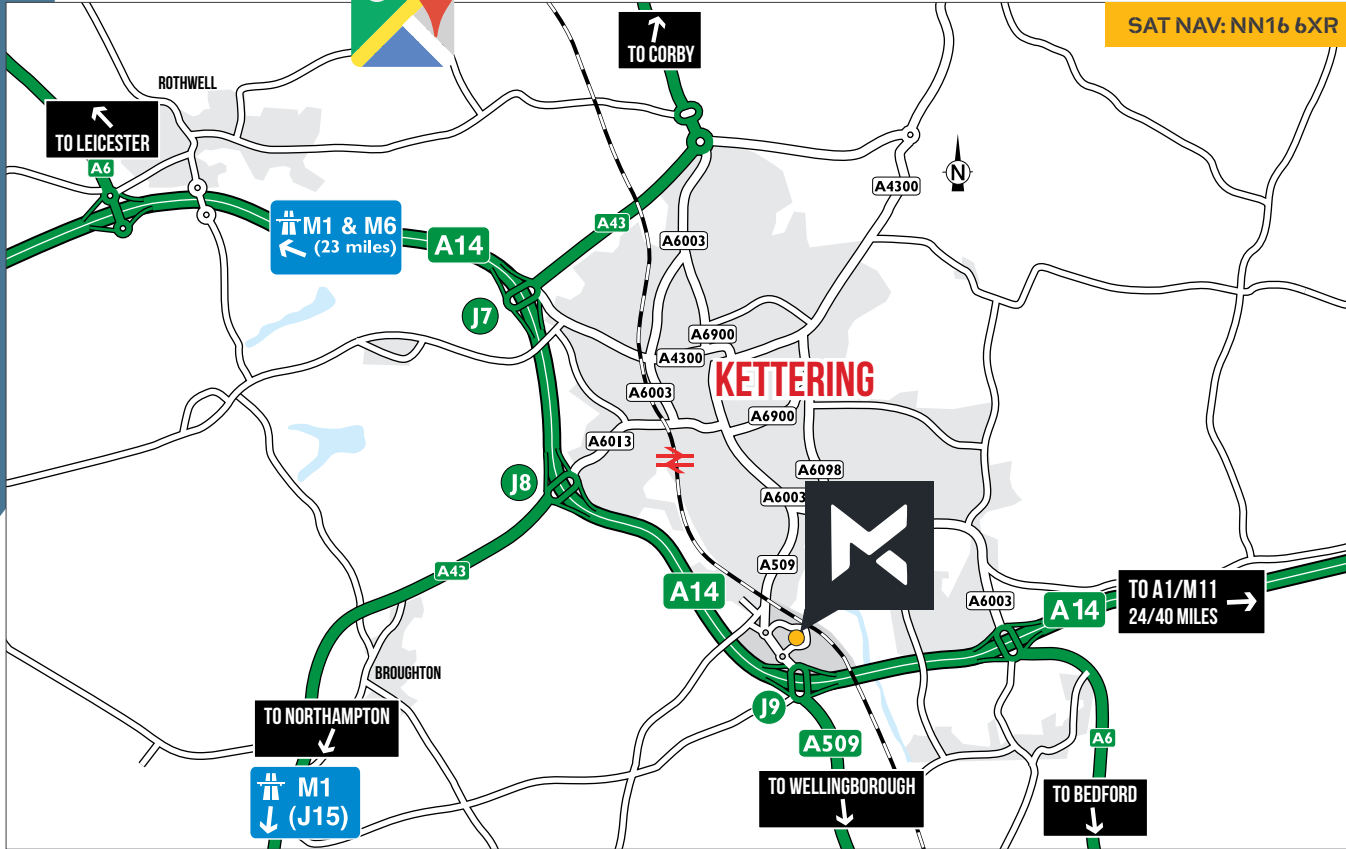
- From 1,640 - 16,872 sq ft (152.36 - 1,567.53 sq m)
- Fitted with comfort cooling, carpeting and perimeter trunking
- Allocated car parking (1 space : 189 sq ft)
- Landscaped courtyard environment
- Just off J9 of the A14

[view photo gallery](#)

High Quality Offices – To Let



CLICK TO VIEW GOOGLE MAPS



SAT NAV: NN16 6XR



A14 Junction 9	0.3 miles	M1 J15	18.4 miles
Kettering Station	1.9 miles	M6/M1 J19	22.4 miles
Kettering Centre	2.1 miles	Birmingham	56.5 miles
Wellingborough	5.9 miles	Central London	76.2 miles
Northampton	14.7 miles	🚆 London St Pancras	1 hour



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## 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.





**Montagu Court**  
1420 - 1450



**TESCO**



**Laura Ashley**

**next**

**Argos**

**bm**

**Nando's**



**Logistex**  
a euro fmg

**KFC**

*Frankie & Benny's*

**ODEON**

**A509**

**RCI**

**KETTERING PARK**  
HOTEL & SPA

**A14**

**J9**

**A14**

## Description

Units 1420-1450 form an entire block of two storey offices which can be taken either separately or in combination. In addition the offices can be split and let either vertically or horizontally with each floor having its own self contained entrance together with male and female WC's.

Each office is fitted with carpeting, suspended ceilings, lighting, comfort cooling, gas fired heating, and double glazed powder coated aluminium doors and windows.

Montagu Court sits in its own landscaped courtyard environment. Each unit has dedicated car parking with a total of 89 spaces for the whole.

## Accommodation

No	sq ft	sq m	Parking	EPC
1420	3,334	309.74	18	C-70
1430	5,259	488.60	28	D-77
1440	4,165	386.95	22	D-76
1450	4,114	382.21	21	D-77

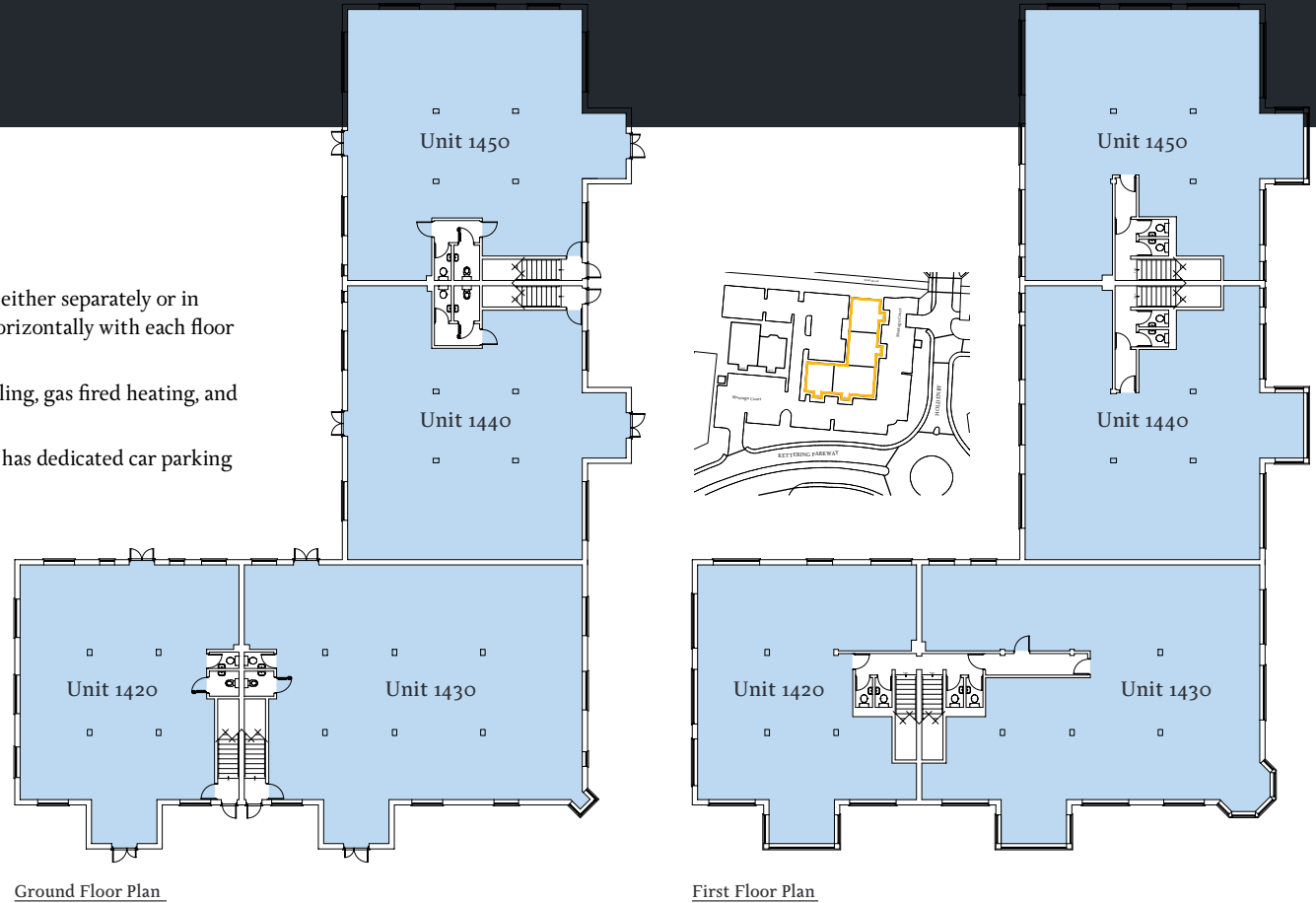
Units can be split on a floor by floor basis to offer from 1,640 sq ft and combined to offer up to 16,872 sq ft

## Terms

The offices are available to let on new full repairing and insuring leases for a term of years to be agreed at a rental of £12.50 per sq ft.

## Legal Costs

Each party to bear their own however the ingoing tenant will be expected to pay the landlords reasonable abortive legal costs should they withdraw from the transaction once papers have been issued.



Ground Floor Plan

First Floor Plan





## Service Charge

A service charge will be applicable to cover the upkeep and maintenance of the common areas of Montagu Court. Further details available from the agents.

## Town and Country Planning

The properties have planning for B1 office use.

## Services

We understand that 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.

## Rates

The units are currently jointly assessed. Interested parties should contact Kettering Borough Council on 01536 410333.

## VAT

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

## Anti Money Laundering

In accordance with anti-money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

## Viewings

For further information and viewings are via appointment with the joint agents:



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