

01536 483400

eddisons.com

TO LET/MAY SELL - INDUSTRIAL - WAREHOUSE

Eddisons

Incorporating Budworth Hardcastle



**CUNLIFFE DRIVE INDUSTRIAL ESTATE, CUNLIFFE DRIVE, KETTERING,
NORTHAMPTONSHIRE NN16 8LD**

Rent: £57,750 per annum exclusive

Size: 8,894 - 10,643 sq ft

Price: On Application

(826.25 - 988.73 sq m)

- Secure fenced yard area
- Detached building
- Ground and first floor offices
- In established trade counter/out of town retail area

LOCATION

The property is located off Northfield Avenue on Cunliffe Drive in an edge of town retail and trade counter area including light industrial close to junction 7 of the A14 dual-carriageway giving excellent access to the M1/M6 to the west and the A1/M11 to the east and surrounding motorway network.

DESCRIPTION

The property is a detached, clear span steel framed building with a full eaves height of approximately 4.96m full and an apex of 4.99m. The walls and roof are insulated with single skin translucent roof lights with brick block cavity walls to approximately 2m around the perimeter and external profile steel cladding to the walls above. Windows and doors are aluminium single glazed units with the property having a two storey office block to the front elevation incorporating kitchen/canteen areas, male and female WCs and office areas with the first floor incorporating three separate offices, a data room and a store room/boiler room.

Immediately behind the two storey office block is a mezzanine floor that is accessed both from the production space and from the rear of the first floor offices with office and wc facilities below.

Access to the industrial space is via two metal roller shutter doors approximately 3.89m wide by 4m high.

Externally, there is a secure tarmac surfaced car parking area immediately off Cunliffe Drive secured behind gated palisade fenced area that leads into a further secured concrete yard area leading to the two roller shutter doors.

SERVICES

We understand that mains and single phase electricity, water and drainage are connected. Gas currently is not connected.

Eddisons have not tested any of the available services and interested parties are advised to make their own investigations as to their condition.

ACCOMMODATION

The approximate gross internal floor area is as follows:

Main building including 1st floor offices: 8,894 sq.ft (826.25 sq.m)

Mezzanine floor: 1,749 sq.ft (162.41 sq.m)

PLANNING

The property has been used for light industrial and warehouse purposes and any interested parties are recommended to establish

the validity of their proposed use by contacting North Northamptonshire Council on 0300 126 3000.

VAT

All figures quoted are exclusive of VAT which will be applicable.

LEASE TERMS/FREEHOLD SALE

The property is available on a new FRI lease with the length of term open to negotiation at a rent of £57,750 per annum exclusive payable quarterly in advance by standing order.

Alternatively the freehold maybe available further details available from the agent.

RATES

We have been informed by the Valuation Office website that the current rateable value for the premises is £38,250.

Standard business rates for properties below £51,000 rental value for the financial year 1st April 2024 – 31st March 2025 is £49.9p in the £.

Any prospective occupier should establish the exact payable figure by contacting North Northamptonshire Council on 0300 126 3000.

TENURE

Leasehold or Freehold

LEGAL COSTS

The proper and reasonable legal costs incurred by the Landlord in the preparation of the lease and counterpart are expected to be borne by the incoming Tenant.

Irrespective of Freehold sale each parties to bear their own.

EPC

The current draft Energy Performance Certificate is G151 but the Landlord is looking to undergo refurbishment including with LED lighting that would bring the EPC rating to D/97.

VIEWING

Strictly via the agents:

Gilbert Harvey

Email: Gilbert.Harvey@eddisons.com

07730 416962

Amanda Lawrence

Email: Amanda.Lawrence@eddisons.com

07496462

01536 483400

For more information, visit eddisons.com
01536 483400

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.

Eddisons

Incorporating Budworth Hardcastle



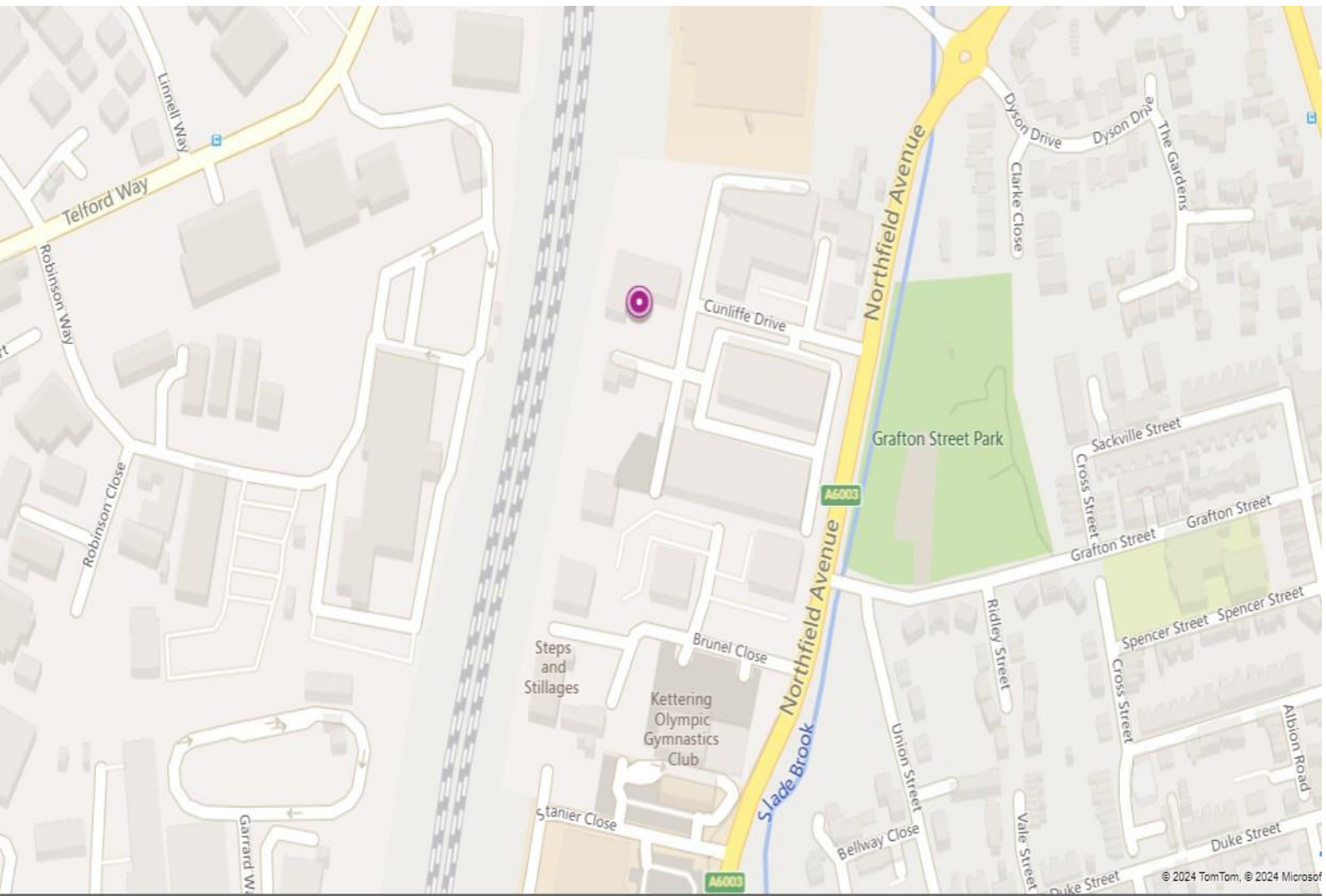
For more information, visit [eddisons.com](https://www.eddisons.com)
01536 483400

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.

Eddisons

Incorporating Budworth Hardcastle



For more information, visit eddisons.com
01536 483400

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.

Eddisons

Incorporating Budworth Hardcastle