

01536 483400

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Budworth Hardcastle



UNIT 7, ORION PARK, ORION WAY, KETTERING, NORTHAMPTONSHIRE NN15 6PP

Rent: £23,000 per annum exclusive

Size: 2,034 sq ft (188.96 sq m)

- Good quality fitout
- Mix of open plan and cellular offices
- Fitted with an HVAC system throughout all office areas, electric panel heaters to the hallway and wc's, suspended ceilings and perimeter trunking.
- 8 Dedicated car parking spaces
- Electric door entry system

LOCATION

Orion Park is located at the junction of Orion Way and Pytchley Lodge Road. J9 of the A14 is less than a one minute drive and there is a Midland Mainline rail service to London St Pancras approximately two miles away in Kettering town centre.

Orion Park offers excellent staff facilities being opposite a Tesco superstore and retail park. In addition there are various restaurants, hotels a day nursery and fitness club nearby.

DESCRIPTION

The property comprises modern two storey offices being fitted with suspended ceilings with Cat 2 lighting, HVAC system, carpeting, and perimeter trunking. There are two WC's on the ground floor one of which is fitted with a shower (grab rails and an alarm is installed). T Points are fitted on both floors.

The ground floor is fitted with 4 partitioned offices with the remainder being open plan while the first floor is fitted with a small office and large boardroom together with breakout area with the remaining space being open plan.

Externally there are 8 dedicated car parking spaces.

SERVICES

We understand that mains electric, drainage and water are all connected to the property and that broadband is available.

Eddisons have not tested any of the incoming services and interested parties should make their own enquiries in this regard.

ACCOMMODATION

The property has been measured on a net internal area (NIA) as follows:

2,034 sq ft (189 sqm)

PLANNING

The property has planning for Class E (Office) use.

RENT

The current rent is £23,000 per annum plus VAT.

VAT

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

LEASE TERMS

Available by way of an assignment of the existing lease dated 7th April 2016 which commenced 22nd October 2015 and ending 21st October 2025. The current rent is £23,000 per annum plus VAT.

RATES

The rateable value identified from the Valuation Office Agency website is £20,750.

The standard business rate multiplier for the period 1st April 2024-31st March 2025 for properties with a rateable value below £51,000 is 0.499p in the £ which would give rates payable for the same period of £10,354.25.

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

TENURE

Leasehold.

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.

SERVICE CHARGE

A service charge will be payable to cover the upkeep and maintenance of the common external areas of Orion Park.

LEGAL COSTS

Each party to bear their own.

EPC

An EPC will be provided.

VIEWING

Strictly via the sole agents Eddisons:

Contact: Amanda Lawrence

Tel: 01536 483400

Email: Amanda.Lawrence@eddisons.com

For more information, visit 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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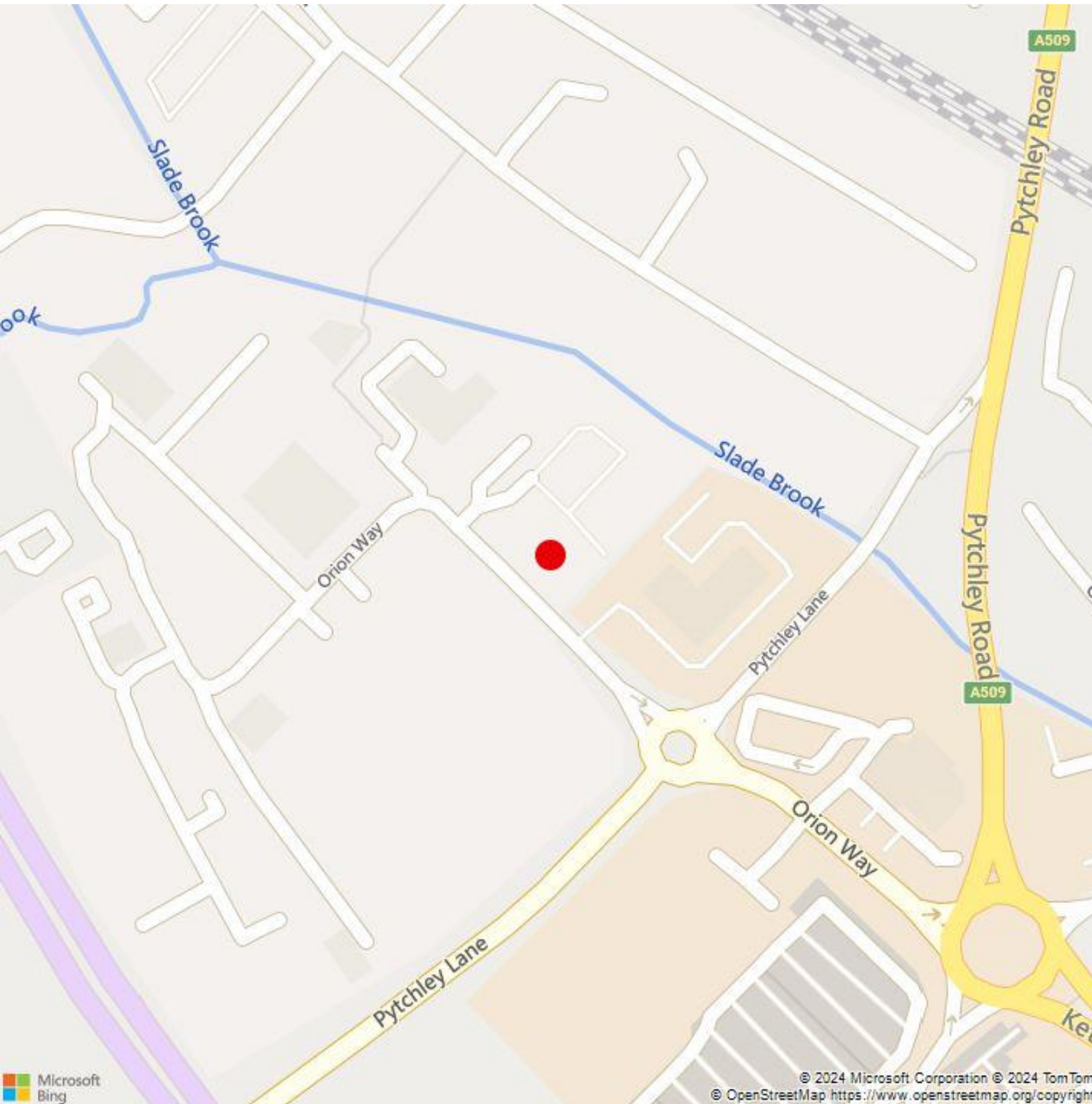
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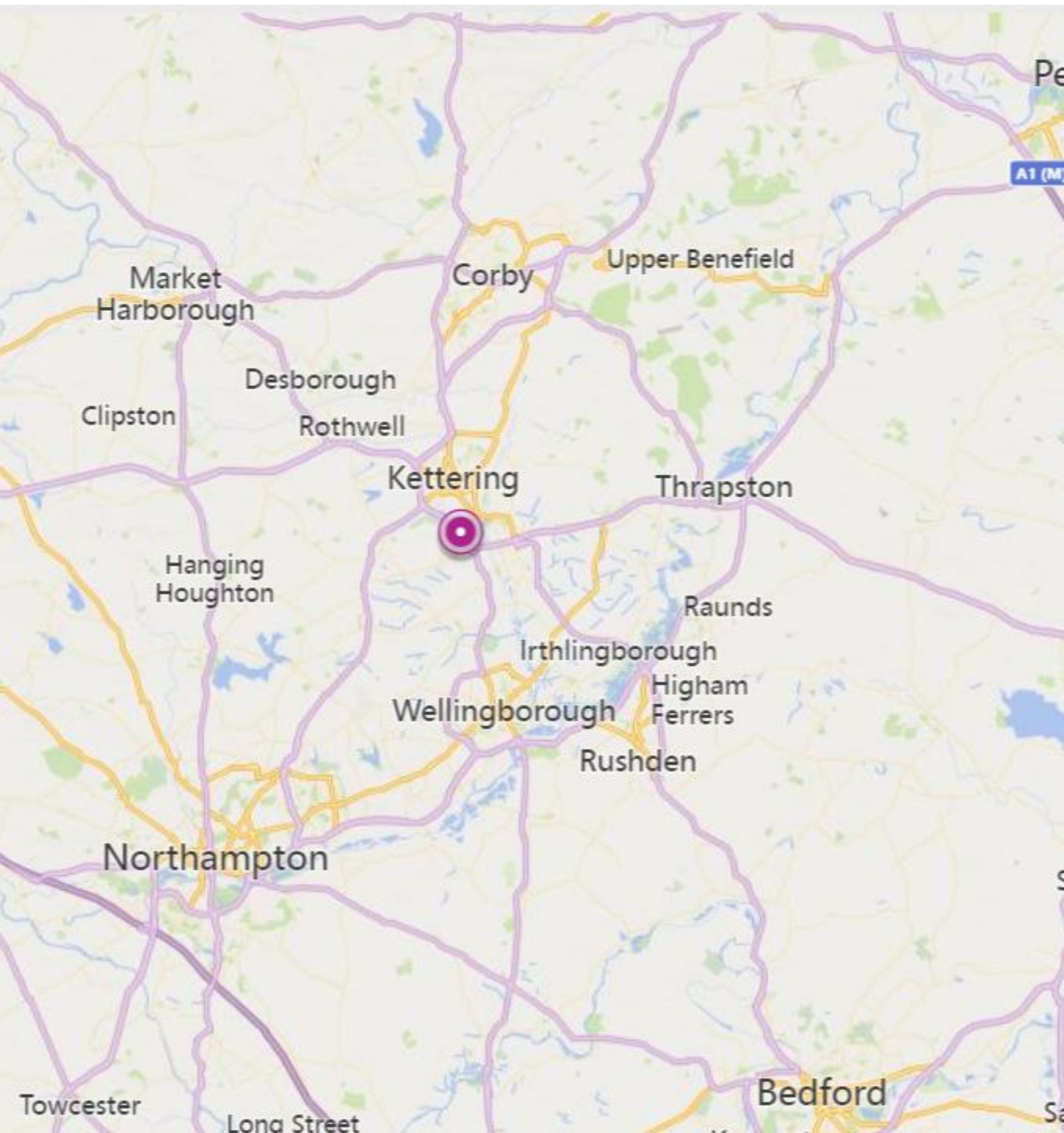
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