

01536 483400

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INDUSTRIAL - WAREHOUSE - TRADE COUNTER

Eddisons

Incorporating Budworth Hardcastle



**UNIT 4 LINNELL WAY, TELFORD WAY INDUSTRIAL ESTATE,
KETTERING, NORTHAMPTONSHIRE, NN16 8PS**

Rent: £59,000 per annum exclusive

Size: 6,554 sq ft (608.87 sq m)

- Self contained trade counter/industrial warehouse unit.
- Detached unit with on site parking, loading and unloading.
- Formerly occupied by trade counter operator.
- 2 minutes drive time to A14 dual carriageway (A1/M1 link road).
- Established trade counter and industrial location.

LOCATION

The trade counter/industrial warehouse unit is located close to the junction of Linnell Way and Telford Way. The Telford Way Industrial Estate is the principle established trade counter destination in Kettering with nearby occupiers including Walls & Floors Tiles, Joseph Parr Building and Timber Merchants, Wolseley Plumb & Parts Merchants, BED Electrical Wholesalers, City Electrical Factors, Sally Beauty Supply store in the immediate vicinity with the Estate also having Screwfix, Toolstation, Edmundson Electrical, Travis Perkins, Jewsons to name but a few.

Telford Way has direct access to J7 of the A14 dual carriageway that gives excellent access to the M1 and M6 to the west and the A1/M11 to east. At the other end of the Telford Way Estate it leads to the main roundabout to the main arterial road leading to the Kettering town centre.

DESCRIPTION

The property is a detached clear span steel portal frame construction with a clear eaves height of 4.3m and full eaves height of 4.95m and an apex height of 7.2m with cavity brick/block walls to low level with insulated steel profile cladding above and to the roof with the roof incorporating double skin translucent rooflights.

There is a two storey office built to the front elevation incorporating reception area, staircase, first floor office and canteen/store room with the whole building to be refurbished with new LED lighting and fitted with electric panel heating with windows and doors being aluminium double glazed units.

To the front of the building is the main yard area and car parking area, with the total site being 0.364 acres (0.147 ha) giving direct access to Linnell Way on the Telford Way Industrial Estate.

SERVICES

All mains services including gas, electric, water and mains drainage are available or connected to the building.

ACCOMMODATION

All measurements are approximate and prepared on a gross internal basis as follows:

Ground floor trade counter/ production warehouse:	5,654 sq.ft. (525.274 sqm)
Ground and first floor office/ancillary:	900 sq.ft. (83.613 sqm)
TOTAL APPROX GIA:	6,554 sq.ft. (608.887sqm)

0.364 acre site (0.147 ha) approximately just over 40% site cover.

PLANNING

The property has been occupied by a trade counter operator for many years and for associated warehousing uses and any prospective occupier should make their own enquiries to the North Northamptonshire Council Planning Department on 0300 126 3000.

RENT

The asking rent is £59,000 per annum exclusive.

VAT

It should be noted that all figures are exclusive of VAT which will be charged by the landlord.

LEASE TERMS

The property is available on a new full repairing and insuring lease with length of term and rent review pattern open to negotiation. Rent payable quarterly in advance.

RATES

The rateable value identified from the Valuation Office website is £31,500. The standard business rate multiplier for the financial year 1st April 2024 - 31st March 2025 for properties with a rateable value below £51,000 is 49.9p in the £. This will give a rate payable figure assuming no relief or premium of £15,718.50. Any prospective occupier should contact the North Northamptonshire Council Rating Department on 0300 126 3000.

ANTI-MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations two forms of identification and confirmation of funding will be required from any applicants.

LEGAL COSTS

Each party to bear their own costs proper and reasonable legal costs incurred in the preparation of the lease and counterpart.

EPC

The property has been given an EPC rating of C (53).

VIEWING

Strictly via the sole agents Eddisons Commercial:

Contact: Gilbert Harvey

Tel: 01536 483400 Mobile: 07730 416962

Email: Gilbert.Harvey@eddisons.com

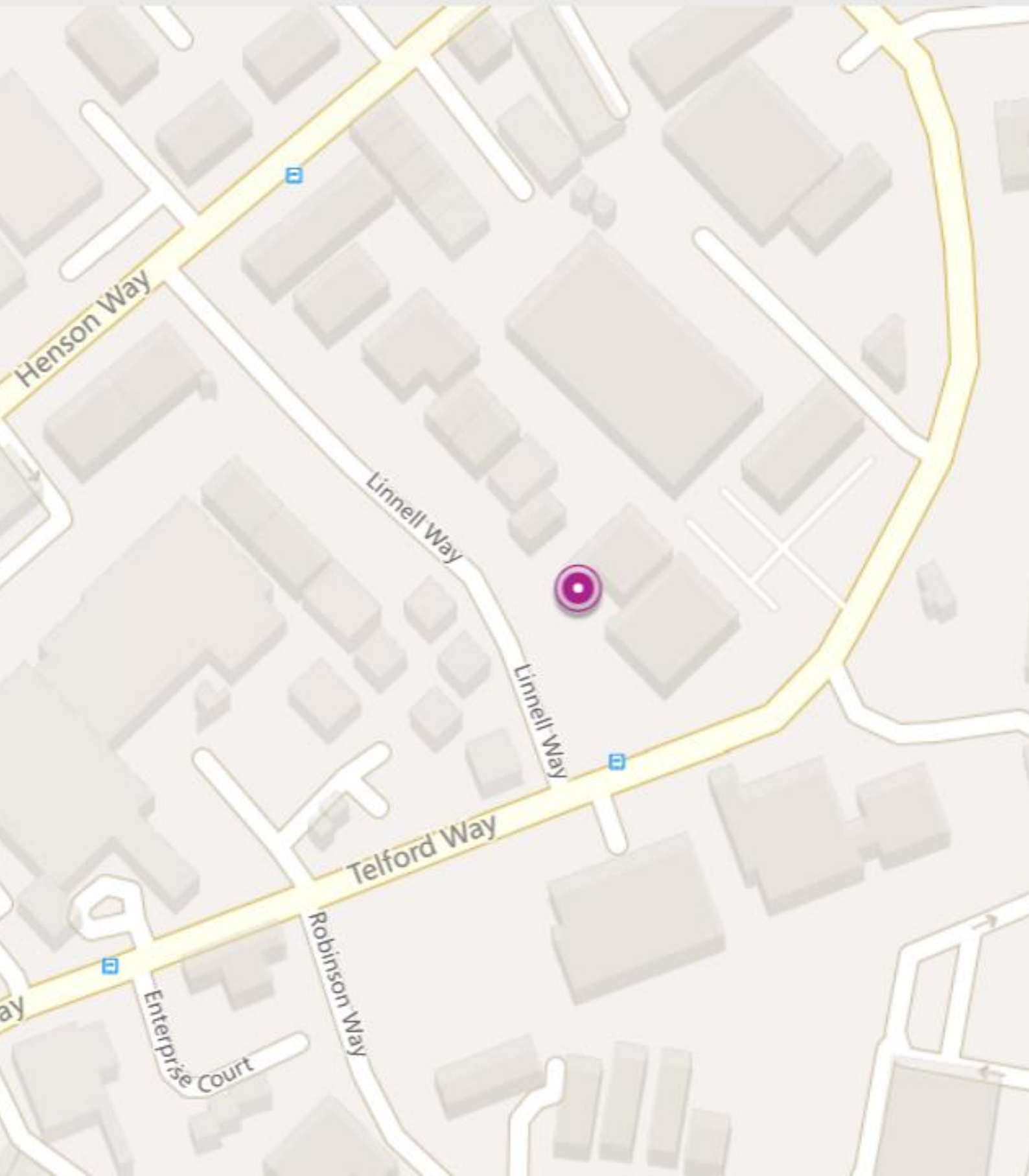
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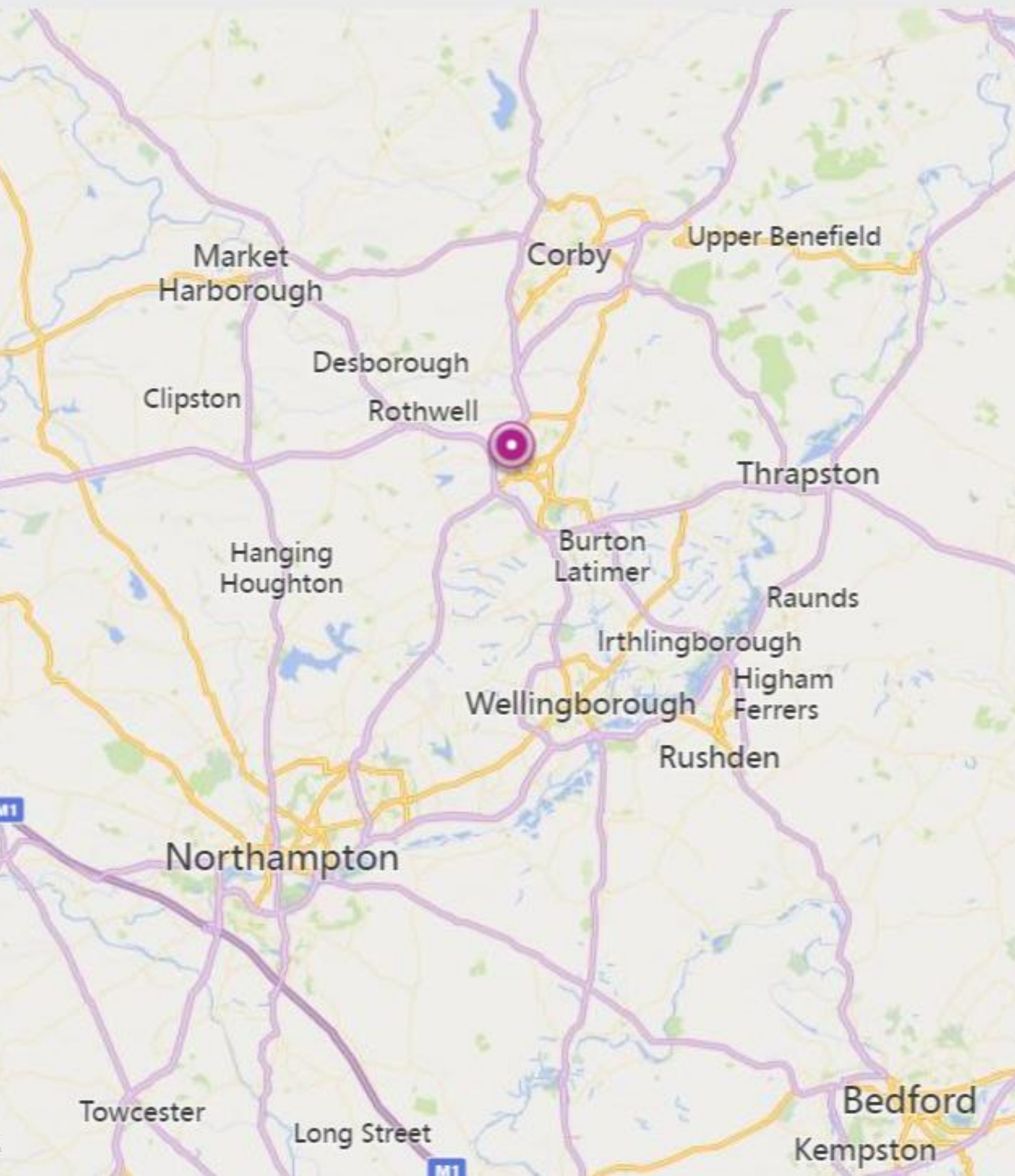
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