

01536 483400

eddisons.com

OFFICE - FOR SALE

**Eddisons**

Incorporating Budworth Hardcastle



**2, ORION PARK, ORION WAY, KETTERING, NORTHAMPTONSHIRE, NN15 6PP**

**Price: £355,000**

**Size: 2,076 sq ft (192.86 sq m)**

- Modern Two Storey Offices
- 8 Car Parking Spaces
- Fitted with comfort cooling, carpeting, suspended ceilings, Cat 2 lighting
- Close to J9 of the A14

## LOCATION

Orion Park is located on Orion Way which in turn sits just off the Kettering Venture Park area. Junction 9 of the A14 is less than one minute drive and Kettering has a mainline rail service to London St Pancras International with the station being approximately 2 miles away.

The Kettering Venture Park area offers excellent facilities including the 5 star Kettering Park Hotel and Spa, a Tesco Superstore and retail park, numerous restaurants, a childrens day nursery together with a gym and fitness club nearby.

## DESCRIPTION

Modern two storey semi detached office on established business park.

The accommodation is fitted with suspended ceilings, both LED and cat 2 lighting, perimeter trunking, carpeting, air conditioning, and double glazing. There is a T Point together with male and female WC's on the ground floor with one of the WC's having a shower within it. The ground floor is mainly open plan with one meeting room to the side and the kitchen having been partitioned. The first floor again being mainly open plan with a large glazed partitioned board room and two separate offices/meeting rooms.

## SERVICES

Mains electric and mains drainage are connected to the property together with broadband.

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

## ACCOMMODATION

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

Ground Floor	964 sq ft	89.57 sqm
First Floor	1112 sq ft	103.33 sqm
<b>Total</b>	<b>2076 sq ft</b>	<b>192.90 sqm</b>

## PLANNING

The property has planning for Class E (commercial, business and service use) as offices.

## PRICE/RENT

The property is offered for sale with vacant possession on completion at a figure of £355,000 plus VAT.

## VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

## RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £21,750.

The standard 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 in the £ which would give rates payable of £10,853.25.

Interested parties are however advised to make their own enquiries to North Northamptonshire Council on 0300 126 3000.

## TENURE

Freehold.

## ANTI-MONEY LAUNDERING

In accordance with 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.

## EPC

An EPC will be provided.

## VIEWING

Strictly via the agents Eddisons:

Contact: Amanda Lawrence

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

Tel: 01536 484300

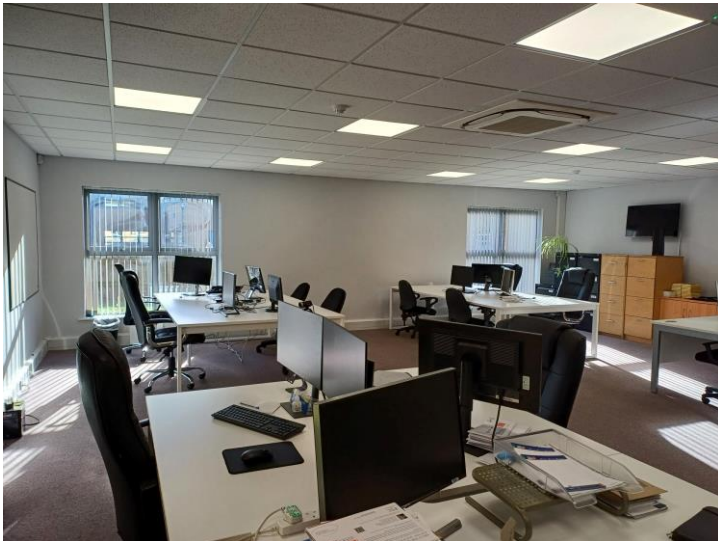
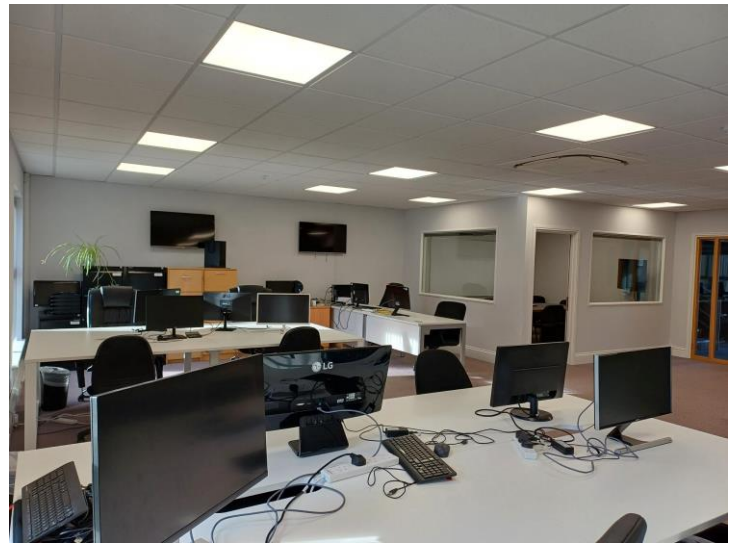
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### Important Information

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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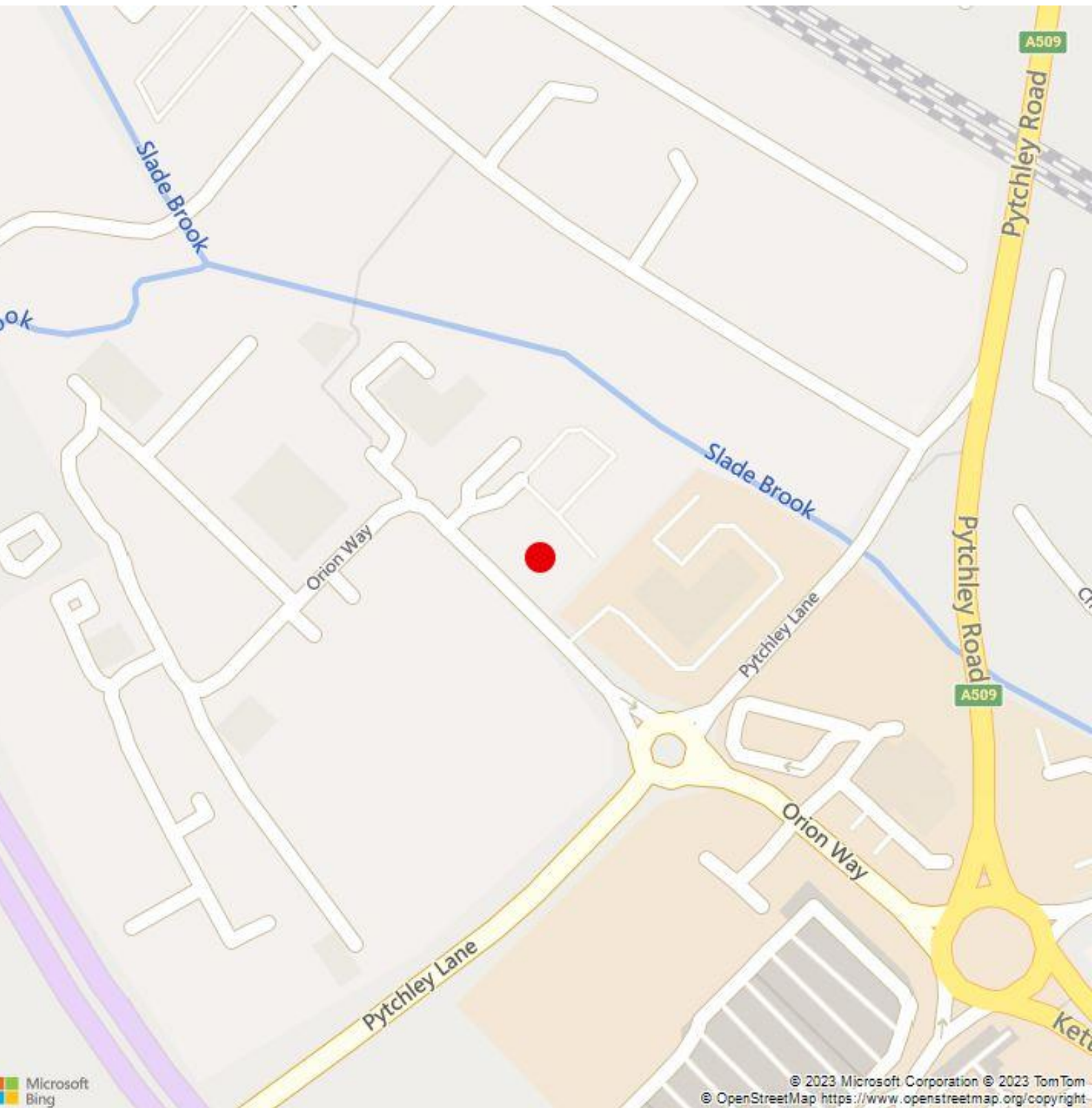
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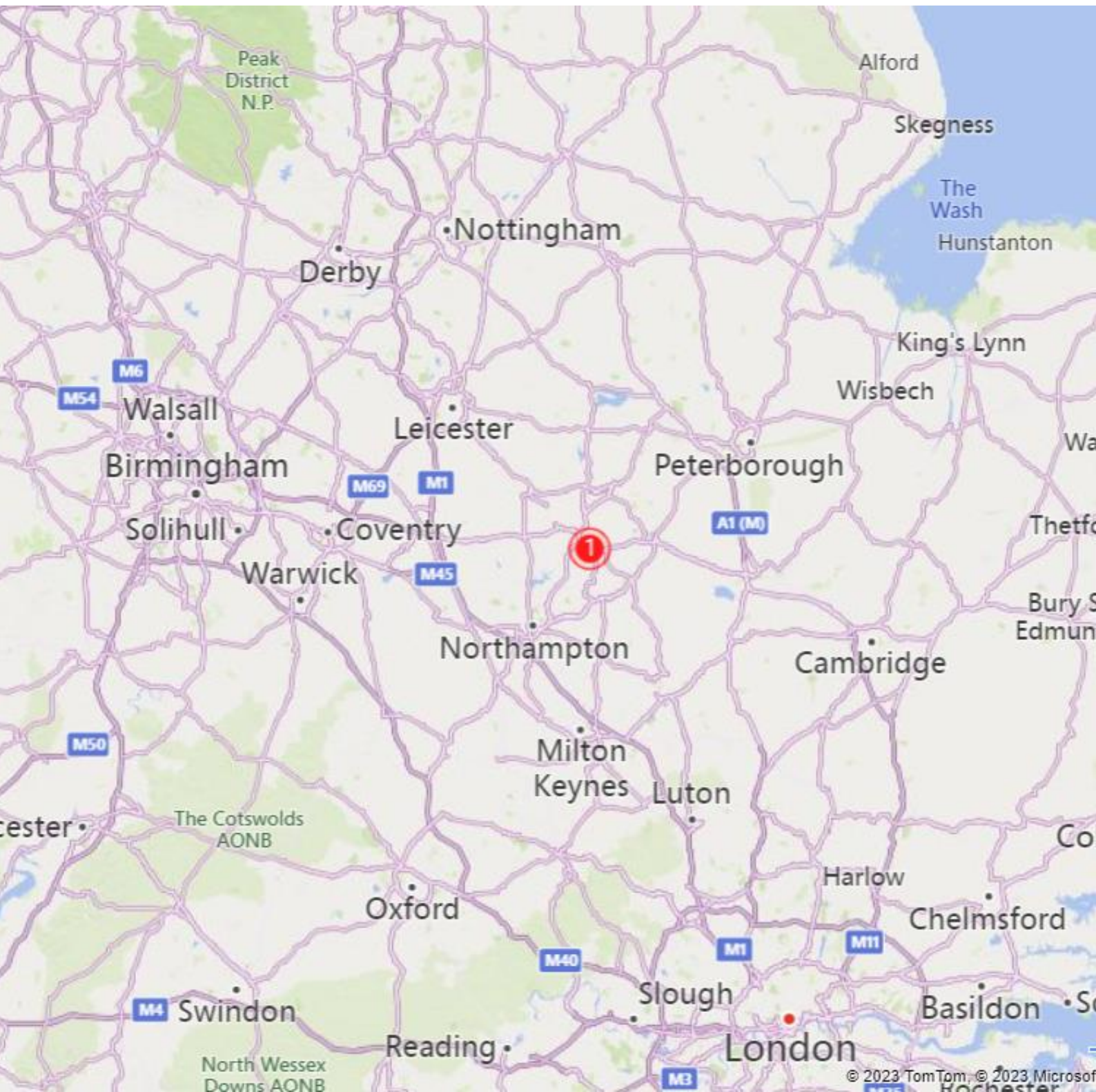
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