

Mileway

Linnell Way Kettering

Available to Let
Warehouse
6,554 sq ft (609 sq m)



Established industrial Estate



LED Lighting



Two storey office to the front



Self contained trade counter



To be extensively refurbished

Linnell Way

Telford Way Industrial Estate Kettering NN16 8PS



Description

To be extensively refurbished. 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.

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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

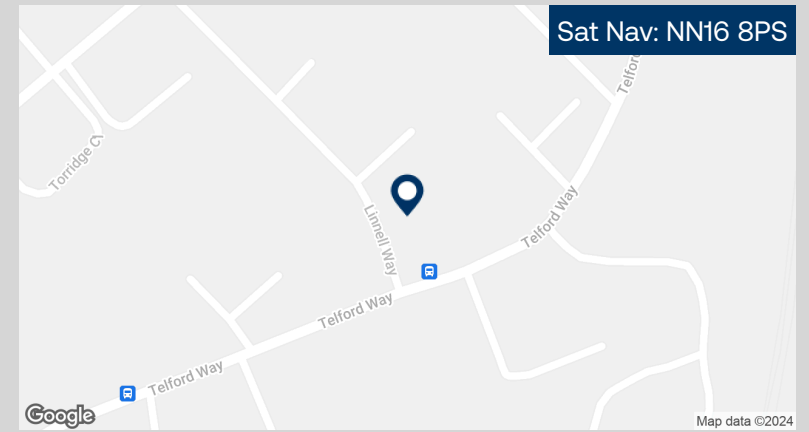
Viewing / Further Information

Please contact:

Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 4	Warehouse	6,554	609	Immediately
Total		6,554	609	

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