

TO LET - MODERN INDUSTRIAL/WAREHOUSE UNIT

**TO BE NEWLY
REFURBISHED
AVAILABLE LATE
SUMMER 2025**



2200 KETTERING PARKWAY • KETTERING VENTURE PARK • KETTERING • NORTHANTS • NN15 6XR

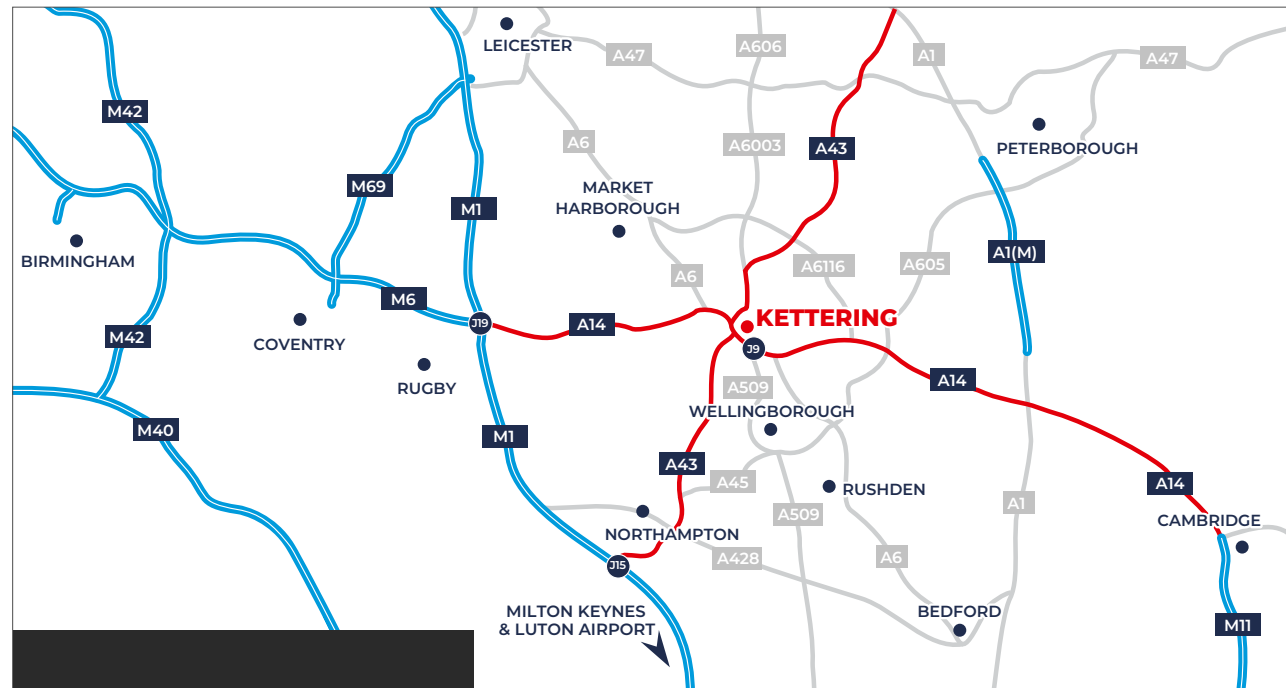
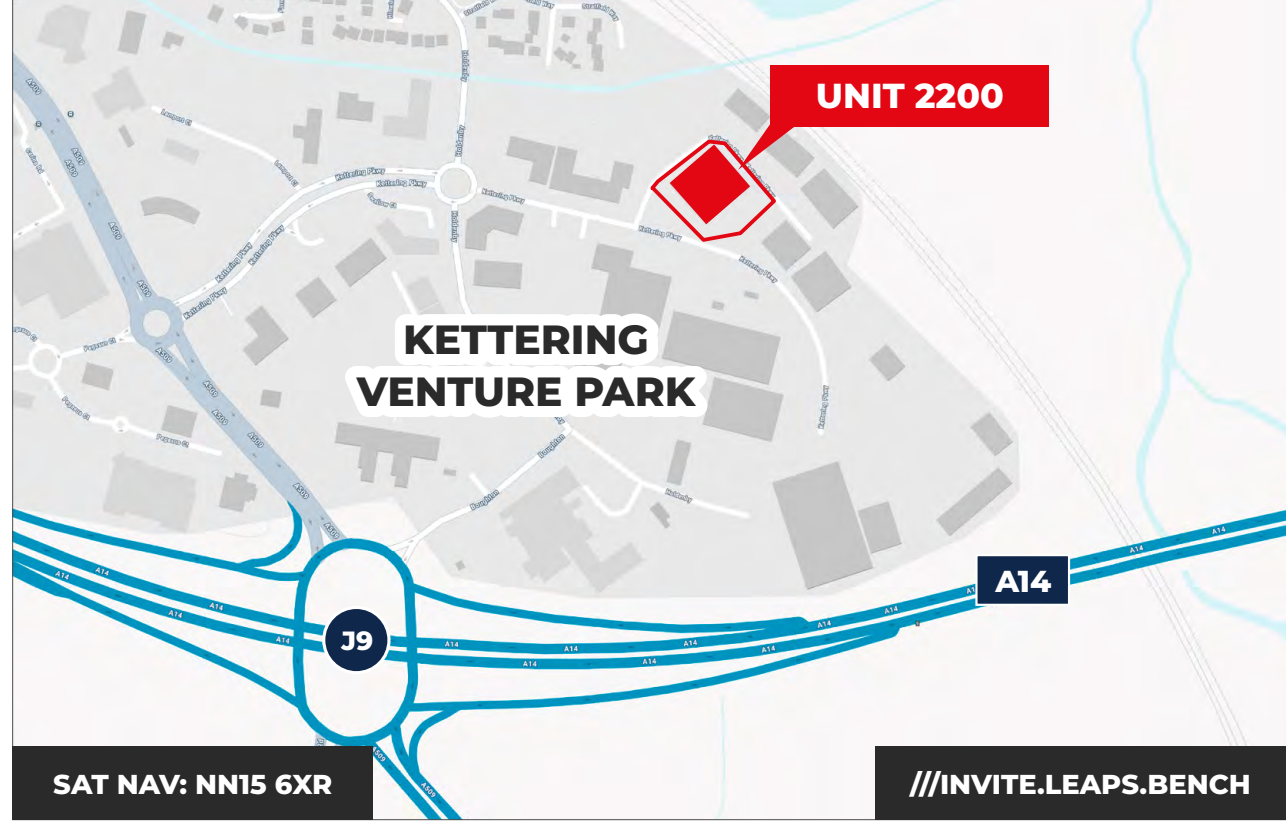
- MODERN INDUSTRIAL/WAREHOUSE UNIT: STEEL PORTAL FRAME, 6M EAVES, 8.5M APEX
- GROSS INTERNAL AREA APPROX. 23,609 SQ FT / 2,193.3 SQ M (PLUS LOADING CANOPY 1,872 SQ FT / 173.9 SQ M – CLEAR HEIGHT 6.27M)
- INTEGRAL FIRST FLOOR OFFICES
- ENERGISED APPROX. 350 KVA POWER SUPPLY (OWN SUB-STATION)
- AMPLE STAFF PARKING WITH SEGREGATION TO LOADING YARDS
- DEDICATED LOADING YARD WITH CANOPY: TWO FULL HEIGHT LOADING DOORS
- TO BE NEWLY REFURBISHED THROUGHOUT
- SUBJECT TO AVAILABILITY, CAN BE COMBINED WITH ADJOINING UNIT 2270 TO PROVIDE UP TO 35,200 SQ FT / 3,270 SQ M

LOCATION

The property is prominently situated on Kettering Parkway within Kettering Venture Park, adjacent to the main A14 arterial route (linking the M1 and A1). This strategic location offers excellent connectivity to the A45 and M11 to the east and the M1 at Junction 19 to the west. Kettering benefits from a mainline rail station, providing twice hourly fast services to London St Pancras (south) at approx. 50 minutes travel time and Sheffield (north).

Kettering Venture Park is a well-established and diverse business park, home to notable occupiers such as RCI Europe, Sterling Press, Winkhaus UK, Warmies UK, Full Support Healthcare, Infrastructure Gateway UK, Grosvenor Contracts Leasing.

The estate also benefits from the nearby Kettering Park Hotel (Daniel Thwaites Group) offering a range of amenities, including the four-star Kettering Park Hotel and proximity to a mixed-use retail and leisure park.





THE PROPERTY

Unit 2200 is a modern industrial/warehouse facility constructed with a steel portal frame, offering a clear height of 6m to the eaves and 8.5m to the apex.

To the front elevation, the property has extensive staff parking (approx. 30 spaces) and a ground floor lobby leading to integral first floor offices.

The unit features a dedicated loading yard with two loading doors (3.5m wide x 5.4m high) and separate car parking.

The property has segregated staff parking to the front, with the goods loading yard to the rear accessed via an estate service road.

The property is to be newly refurbished with occupation possible from late summer 2025.

ACCOMMODATION

The property comprises the following Gross Internal Areas (GIA):

Use	Sq ft	Sq m
Industrial / Warehouse	20,730	1,925.8
First Floor Offices	2,879	267.5
TOTAL	23,609	2,193.3
Loading canopy - Clear height 6.27m	1,872	173.9

TERMS

The property is available To Let on a new full repairing and insuring lease for a term to be agreed. The guide initial quoting rent is £212,500 + VAT per annum and exclusive of all other outgoings.

SERVICE CHARGE

There is an annual service charge (S/C year runs 1st Jan to 31 Dec each year and is subject to annual reconciliation) to cover the upkeep of the Kettering Parkway and Kettering Venture Park Estates. The quarterly charge for 2025 is £5,426.35 + VAT.

BUILDINGS INSURANCE

Depends on tenant's use – annual premium renews in July each year.

SERVICES

The property has mains gas, water and electricity (3 phase with on-site sub-station energised at approx. 350 kVa). None have been tested by the agent.

EPC

A new EPC is being procured and will be advised in due course.

BUSINESS RATES

At present the property is not yet assessed separately for business rates. It is anticipated that the rateable value will be circa £115,000 with rates payable of around £62,500 per annum (subject to verification by the Rating Valuation Office).

VAT

All figures quoted are exclusive of VAT that is understood to be applicable.

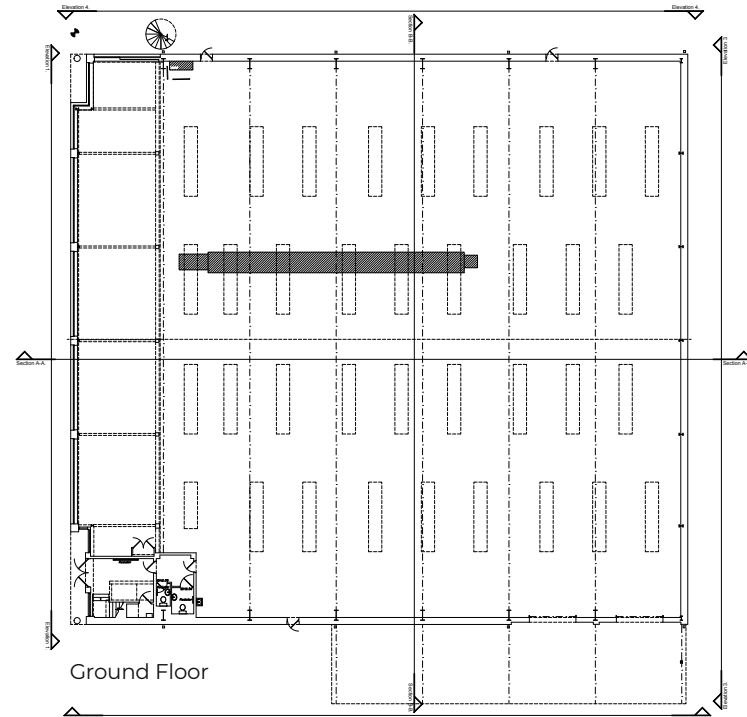
LEGAL COSTS

Each party is to bear their own legal costs subject to an undertaking to cover landlord's abortive costs once draft contracts are raised.



FLOOR PLANS

Full CAD plans available on request.



VIEWING

To view and for further details please contact the sole agent:

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