

UNIT 2 ROBINSON CLOSE

Kettering | Northampton | NN16 8PU



Located 4 minutes
from A14



Eaves height between
3.6m and 7.2m



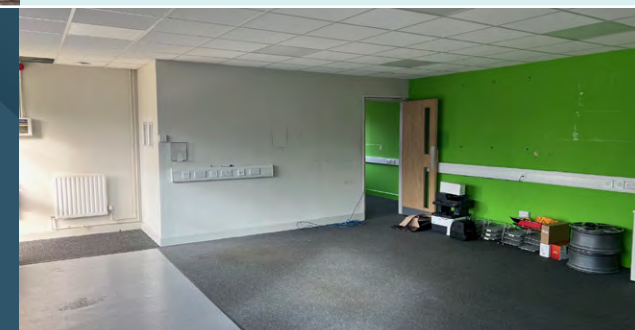
1 up and over
loading door



LED lighting throughout

Detached Industrial/Warehouse unit
TO LET

9,579 sq ft (890 sq m)



UNIT 2 ROBINSON CLOSE



A14

JUNCTION 7

M6 & M1

A43

TELFORD WAY

UNIT 2

ROBINSON WAY

ROBINSON CLOSE



A14
JUNCTION 7

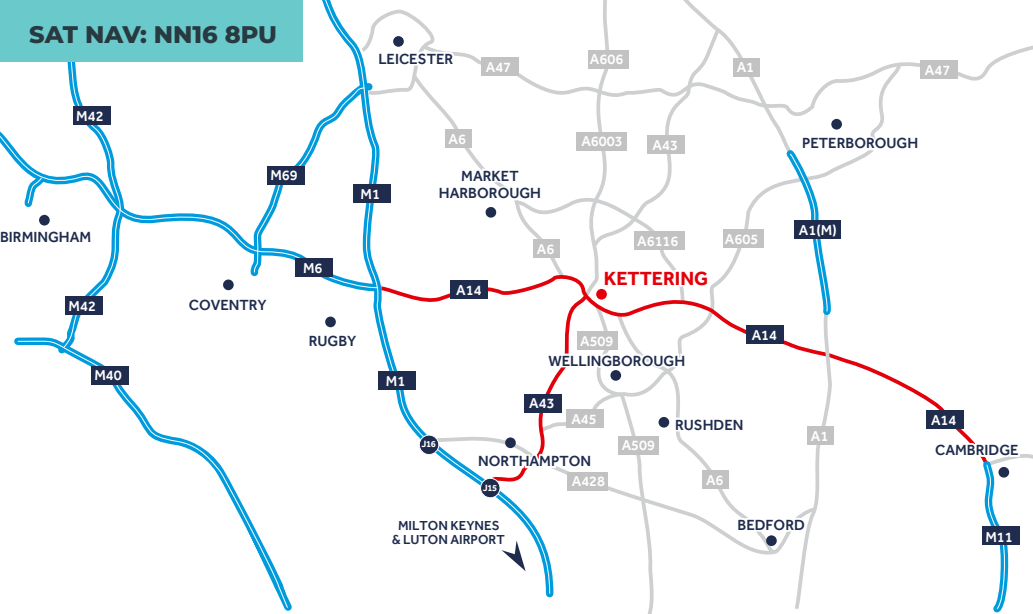
4 MINS



M6 / M1
CALTHORPE INTERCHANGE

22 MINS

SAT NAV: NN16 8PU



LOCATION

The property is located on Robinson Close, which is just off Telford Way, which is on the Telford Way Industrial Estate in Kettering.

The Telford Way Estate is just off J7 of the A14 dual carriageway and is in close proximity to Kettering Town Centre.

Kettering is located close to the A14, approximately 7 miles to the south of Corby, 8 miles to the north of Wellingborough and 17 miles to the northwest of Northampton. The A14 provides access to the A14 and M6 motorways (to the west), the M11 and East Coast ports to the East. Other "A" roads in close proximity include the A43, A4300 and the A6003.

Kettering Railway Station is on Midland Mainline route to London St. Pancras International with a journey time of just under 1 hour.

ACCOMMODATION

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

High Bay Warehouse	4,589 sq ft	426 sq m
Low Bay Warehouse / Offices / Ancillary	5,233 sq ft	486 sq m
Total	9,579 sq ft	890 sq m

DESCRIPTION

The subject property comprises a detached industrial/warehouse unit on a self-contained site.

The building is constructed in two separate bays one higher bay, which provides open plan space that is served by an up and over loading door and a lower bay which also provides clear span space that is accessed via the high bay area. The lower bay has office and ancillary accommodation to the front that is accessed through a personnel door.

RATES

Rateable Value: £40,000

The Uniform Business Rate for 2025/26 is 49.9p in the £.

TERMS

The property is available to lease by way of a new FRI lease on terms to be negotiated at a guide rent of £85,000pa exclusive.

EPC

The EPC is in the process of being updated.

SERVICES

We understand that the property has all mains services.

The services have not been tested and interested parties are requested to make their own enquiries in this regard.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

For viewing and further information please contact the joint agents:



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