

SHOWROOM / OFFICE PREMISES

FOR SALE & TO LET



Unit A Northfield Point, Northfield Avenue, Kettering, Northants
NN16 9QJ

2025/MB

Eddisons

UNIT A NORTHFIELD POINT

NORTHFIELD AVENUE, KETTERING, NORTHANTS, NN16 9QJ



Agreement

To Let & For Sale



Detail

Showroom / Office Premises



Rent & Price

To Let £31,500 pax
For Sale £420,000 Exclusive



Size

328 sq m (3,530 sq ft)



Location

Kettering, NN16 9QJ



Property ID

2025/MB

For Viewing & All Other Enquiries Please Contact:



Mark Budworth
MRICS

Director

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Property

The property comprises of a highly prominent two-storey premises fronting onto Northfield Avenue in Kettering with the benefit of good car parking.

Northfield Avenue is part of the Western Ring Road around Kettering town centre and the location of a number of Retail Parks, drive-thru and trade counter style operators.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Over two Floors	328	3,530
Total GIA	328	3,530

Energy Performance Certificate

The EPC is available on request from the Agent.

Services

We understand that mains water, electricity and drainage are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: North Northamptonshire Council
Description: Showroom and Office Premises
Rateable Value: £

The current rateable value is for both the subject premises and the adjacent unit and therefore a new assessment will be required. An indication of the likely rateable value can be provided by the Agents subject to the detail of the current overall rateable value.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

The standard business rate multiplier applicable for the period 1st of April 2024 to 31st of March 2025 will be 49.9pence in the £.

Tenure

The property is available **To Let and For Sale**

Rent/Price

Freehold offers in the region of £420,000 exclusive are sought.

A new Full Repairing and Insuring lease at a rent of £31,500 per annum exclusive is available.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting either a leasehold transaction or in executing a sale.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

The subject property is located at the junction of Cunliffe Drive and Northfield Avenue to the West of the Kettering Town central area.



