

Business Park Office To Let

Brooklands Court | Kettering Venture Park | Kettering | NN15 6FD



- Available by way of sub-lease or assignment.
- Current rent of £30,000 per annum
- 2,799 sq. ft. (260 sq. m.)
- 13 car parking spaces

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Location

Brooklands Court' is located on Kettering Venture Park on the southern edge of Kettering. Kettering Venture Park (KVP) has excellent connectivity to the major road networks and lies immediately adjacent to the A14 (J9) trunk road linking directly to the M6/M1 (J18) to the west and A1/M11 to the east. It benefits from a mainline rail station a few minutes away giving a twice hourly service connecting London St Pancras and Sheffield.

Description

The office space benefits from the following features:

- Comfort cooling
- Site landscaping
- Allocated car parking
- Suspended ceilings incorporating LG3 Cat 2 lighting
- Raised floors for cabling
- Integral tea point & WC facilities

Accommodation

2,799 sq.ft (260.0 sq.m) with 13 car parking spaces

Terms

The unit is offered by way of a sub-lease or assignment with the lease expiring 31st Jan 2029. The current passing rent is £30,000 until Dec 31st 2025 when it will rise to £34,987.50 pax. Longer lease terms considered.

Planning

The unit has office consent granted.

VAT

VAT is applicable to the rent.



Rates

The unit has a rateable value of £30,250.

Interested parties should verify the amounts payable and whether they are eligible for rates relief.

Services

We understand that all main services are connected to the property but have not been tested by the Agent.

Legal Costs

Each party to bear their own costs.

Service Charge

A nominal service charge is applicable for the upkeep and maintenance of the common areas of the Brooklands Court Development. This is reconciled annually and apportioned by the management company on a unit by unit basis.

To book a viewing, please contact:

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Important Notice

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