



**Unit 18 Linnell Way and Unit A Henson Way, Telford Way Industrial Estate, Kettering, NN16 8PS**

#AL/2025C

**Eddisons**

# UNIT 18 LINNELL WAY & UNIT A HENSON WAY

TELFORD WAY INDUSTRIAL ESTATE, KETTERING, NN16 8PS



Agreement

To Let



Detail

INDUSTRIAL/WAREHOUSE



Rent/Price

£96,000 pax



Size

1,424.7 sq m (15,335 sq ft)  
plus forklift store of 17.2 sq m (185 sq ft)



Location

Kettering, NN16 8PS



Property ID

#AL/2025C

**For Viewing & All Other Enquiries Please Contact:**



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## Property

Both units were constructed in the late 1980's as detached clear span portal framed buildings with 18 Linnell Way having two storey offices to the end elevation fronting Linnell Way with those areas having cavity brick block walls up to eaves with the rest of the unit having external profile insulated cladding to the walls and to the roof with the roofs incorporating double skin translucent roof lights.

Both units have double glazed aluminium power coated doors and windows with some additional UPVC windows to the rear elevation on Unit 18. Both units have insulated up and over loading doors approximately 4m wide x 4.7m high. Eaves heights are approximately 5, clear and 5.7m full.

18 Linnell Way is fitted with high quality offices incorporating glass partitioning, suspended ceilings with LED lighting and a combination of gas fired heating and air conditioning/comfort cooling units.

The warehouse production area has been extensively fitted out with further ancillary offices, working and storage areas with mezzanine floors covering the majority of the space.

Unit A Henson Way is fitted with male and female WCs and a small canteen area with part areas having suspended ceilings and LED lighting and also having an extensive mezzanine floor fitted and enclosed with composite cladding panels with electric loading doors allowing fork lifts to load and unload onto the floor.

Unit A has a single storey extension to the end elevation to Unit 18 Linnell Way that links the two buildings.

Both units have their own independent access points from Henson Way and both are secured by galvanised palisade fencing and landscaping.

Each unit has parking with approximately 18 spaces for Unit 18 and a further 7 spaces with Unit A.

## Accommodation

The properties have been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring Practice and we calculate that they provide the following floor areas:

18 Linnell Way Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	465.39	5,009
First Floor Offices	86.42	930
Mezzanine	291.82	3,141
Total GIA	843.63	9,080
External Forklift Store	17.18	185

Unit A Henson Way Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	383.58	4,129
First Floor	82.27	885
Mezzanines	85.92	924
Link	29.45	317
Total GIA	581.22	6,255

## Energy Performance Certificate

Unit 18 Linnell Way has an EPC rating of D90

Unit A Henson Way has an EPC rating of D95

## Services

We understand that all mains water, electricity and drainage supplies are available and connected to the properties. There 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.

## Town & Country Planning

The properties have been used as workshop/warehouse/light manufacturing and offices in connection with the tenants sign manufacturing business. The Telford Way Estate in general has a history of uses compliant with light industrial, general industrial and warehousing and distribution.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

<b>Charging Authority:</b>	<b>North Northamptonshire Council</b>
<b>Description:</b>	Workshop and Premises
<b>Rateable Value:</b>	A Henson Way: £23,250 18 Linnell Way: £35,750

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

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

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

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The properties are available to let on a new FRI lease for a term of years to be agreed.

Consideration will be given to splitting the units and letting each separately.

## Rent/Price

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**£96,000 per annum exclusive**

## Service Charge

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Not applicable.

## VAT

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All figures quoted are exclusive of VAT which the Landlord may have a duty or wish to impose.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred.

## Anti-Money Laundering

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Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located on the Telford Way Estate and occupies a prominent location on the corner of Linnell Way and Henson Way with Telford Way itself being just off J7 of the A14.

The Telford Way Industrial Estate is the principle established trading estate to the north of Kettering town centre with a mixture of industrial warehouse and trade counter uses and includes occupiers such as Snap on Tools, Sealed Air, Greggs, Travis Perkins to name a few.

Kettering is a strategically located town within the East Midlands centrally located adjacent to the A14 dual carriageway linking the M1/M6 motorways to the west and to Huntingdon and the east coast ports of Felixstowe and Harwich to the east.

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