



7 Brooklands Court, Kettering Venture Park, Kettering,
Northamptonshire, NN15 6FD

FileNo/2026/AL

7 Brooklands Court

Kettering Venture Park, Kettering, Northamptonshire, NN15 6FD



Agreement

For Sale



Detail

Office Investment



Price

£220,000 + VAT



Size

105.77 sq m
(1,138 sq ft)



Location

Kettering
NN15 6FD



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



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Property

Brooklands Court is a modern development of 18 two-storey offices set within two adjacent courtyard style terraces on a self-contained 3.6 acre site. The development was built around 2007.

Internally the offices are fitted with carpeting throughout, LED lighting, comfort cooling/heating, door entry intercom system, alarm, CCTV, security shutters to all ground-floor windows and front door and CAT6 cabling with raised access floors.

There is a kitchenette on ground floor fitted with microwave, fridge and dishwasher and a WC on each floor fitted with Dyson hand dryers. The accommodation is mostly open plan with a glazed meeting room on the ground floor.

Externally there are 7 car parking spaces.

Accommodation

The property has been measured on a net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and we calculate this it provides the following floor area:-

Area	m ²	ft ²
TOTAL NIA	105.77	1,138

Energy Performance Certificate

The property has an EPC rating of B / 34

Services

We understand that mains water, electricity and drainage supplies 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.

Town & Country Planning

We understand that the property has consent for office use within Class E(g) (i) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: North Northants Council
Description: Offices and Premises
Rateable Value: £14,750
Period: 2026-2027

Estimate your business rates at – 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.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

Tenure

The property is available **For Sale** subject to the existing Lease in place.

Occupational Lease

The property is let to Track It Now Limited (Company No. 06277731) on a lease dated 15th June 2023 for a term of 6 years expiring on 14th June 2029 on a full repairing and insuring lease subject to a schedule of condition.

The original rent was £15,900 per annum which was reviewed to £16,408.80 on the third anniversary for the remainder of the term.

Proposal

The property is available freehold subject to the tenancy in place seeking offers of £220,000 plus VAT.

A purchase at this level reflects a net initial yield of 7.31 % assuming standard purchasers costs.

VAT

VAT may be charged in addition to the purchase price.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

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 parties prior to instruction of solicitors.

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.

Also located on 'KVP' is the 4 star 'Kettering Park Hotel' which offers all the modern amenities associated with a modern business park including restaurant, conference and health/spa club facilities.

Kettering is at the heart of a major employment and housing programme in the east Midlands and is one of the most high profile growth areas in the UK as identified in a number of recent Government economic development initiatives.

With outstanding transport links, up to 75% of the UK's population is within only a two hour drive. It is located approximately 10 miles to the north east of Northampton and has nearby a number of other expanding towns allocated for similar housing and employment growth including Wellingborough and Corby.



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