

**TO LET**  
1,500 Sq Ft



**UNIT 2, CENTRE, 2000 ROBINSON CLOSE, TELFORD WAY INDUSTRIAL ESTATE, KETTERING, NORTHANTS, NN16 8PU**

### INDUSTRIAL UNIT TO LET

- Well managed courtyard scheme
- 4 car spaces
- NB: No Car Workshop enquiries



## UNIT 2, CENTRE, 2000 ROBINSON CLOSE, TELFORD WAY INDUSTRIAL ESTATE, KETTERING, NORTHAMPTONSHIRE, NN16 8PU

The property forms part of a terraced block of three units within a scheme with two further blocks containing a total of ten units around. shared yard.

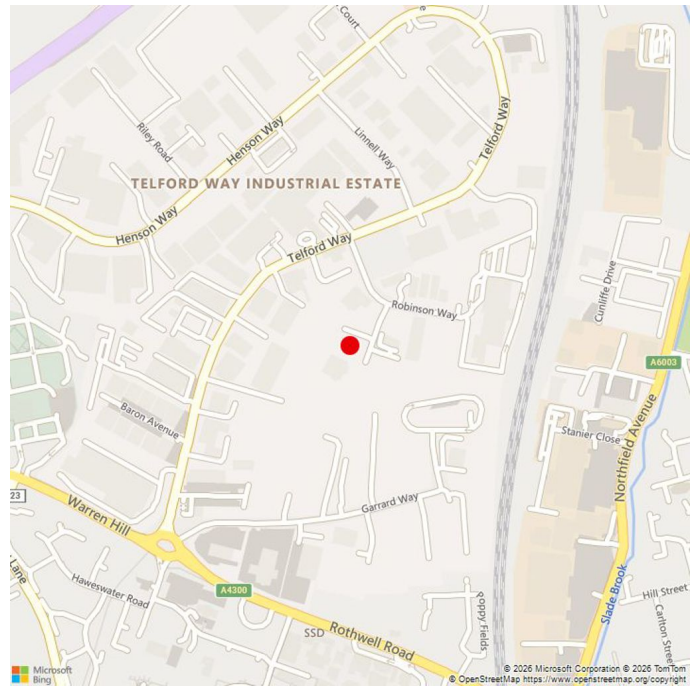
The property is a mid terrace unit with brick block cavity walls and a mono pitch insulated profile steel clad roof incorporating translucent roof lights.

The unit is fitted with suspended blower heater, lighting throughout.

Access is via either a powder coated aluminium personnel access door or via an electric insulated up and over loading door.

### Location

The premises are located on the Centre 2000 scheme which is located on Robinson Close on Kettering's Telford Way Industrial Estate off J7 of the A14 dual carriageway that has a fully graded interchange access. The A14 provides easy access to the M1/M6 to the west and to the A1/M11 to the east and on to the east coast ports of Felixstowe and Harwich.



### Accommodation

TOTAL	1,500	139.35
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### Services

Electricity, Gas, Water & Drainage

### Terms

The premises are To Let on a new lease for a term to be agreed. The rent is quoted exclusive of VAT that the landlord may have a duty to charge.

### Additional Information

#### Rent

£17,500 Per Annum

#### EPC

E-Rating

#### Viewing

Viewing strictly by prior appointment with:

**Stephen Chown**  
src@chowncommercial.co.uk