



Unit 4 Constellation Park, Orion Way,
Kettering, Northants, NN15 6NL

FileNo/2026/GH

Unit 4 Constellation Park

Orion Way, Kettering, Northants, NN15 6NL



Agreement

To Let / May Sell



Detail

Industrial / Warehouse
Unit



Rent/Price

£35,000 pax

Freehold offers –
£345,000



Size

280.60 sq m
(3,021 sq ft)

Plus first floor mezzanine
storage – 141.26 sq m
(1,521 sq ft)



Location

Kettering, NN15 6NL



Property ID

File No/2026/GH

For Viewing & All Other Enquiries Please Contact:



Gilbert Harvey

BSc (Hons) MRICS

Director

T: 01536 483400

M: 07730 416962

E: gilbert.harvey@eddisons.com

Property

The property is a mid-terrace light industrial / warehouse unit of steel portal frame construction. The front elevation has low level cavity brick / block walls to approximately 1m high with insulated steel profile cladding above and to the roof, with the roof incorporating double skin translucent roof lights. Access to the unit is via double glazed, aluminium framed double doors into the office area and with an up and over insulated loading door approximately 4.5m wide x 4.5m high.

Internally the property is fitted with ground floor reception / offices, male and female / disabled wc's and has air conditioning units fitted.

The main open warehouse area has a full eaves height of approximately 7.65m and fitted with a suspended gas blower heater.

Above the office block is a fully boarded mezzanine floor suitable for light storage with staircase access and also a forklift safety loading gate.

Externally in the yard area is a large circulation space for access for HGV's and there are 6 dedicated car parking spaces with the building.

Accommodation

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

Area	m ²	ft ²
Ground Floor	280.60	3,021
First Floor Mezzanine	141.26	1,521
Total GIA	421.86	4,542

Services

We understand that all mains water, single and three phase electric and gas 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 been used for light industrial and storage / warehousing purposes.

Interested parties are advised to make their own investigations to North Northants Council Planning Department on 0300 126 3000.

Rates

Charging Authority: North Northants Council
Description: Warehouse and Premises
Rateable Value: Currently jointly assessed with the neighbouring unit

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.

Energy Performance Certificate

The property has an EPC rating of B/48

Tenure

The property is available **To Let** on a new Full Repairing and Insuring lease, for a term of years to be agreed. Alternatively, freehold offers offering the property for sale with vacant possession.

Rent/Price

£35,000 pa exclusive payable quarterly in advance.

Freehold offers sought in the region of £345,000 exclusive of VAT

Service Charge

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

VAT

It is understood that VAT will be charged in addition to the rent / purchase price at the prevailing rate.

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

Constellation Park comprises a development of 11 industrial units located off Orion Way on the south side of Kettering, close to J9 of the A14 dual carriageway.

Kettering is a strategically located town within the East Midlands, centrally situated 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. The property has direct access to J9 of the A14 via a fully graded, separated interchange.







