



The Yellow Building, First West Business Centre, Linnell Way,  
Telford Way, Kettering, Northamptonshire, NN16 8PS

FileNo/2026/AL

# The Yellow Building

First West Business Centre, Linnell Way, Telford Way, Kettering, Northamptonshire, NN16 8PS



## Agreement

To Let



## Detail

Light Industrial / Office



## Rent/Price

£20,000 pax



## Size

265.38 sq m  
(2855 sq ft)



## Location

Kettering, NN16 8PS



## Property ID

FILENO/2026/AL

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



## Amanda Lawrence

AssocRICS

Agency Surveyor

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## Property

The property comprises of a distinctive two storey steel framed unit with cladding and a yellow trim.

The front door leads into a lobby area with door through to the ground floor and stairs rising to the first floor. The ground floor has a painted concrete floor, flourescent strip lighting, gas fired radiators and double glazed windows to the front elevation. There are double doors for loading/unloading to the side elevation. Also located on ground floor are two WC's and a kitchenette.

The first floor is fitted with carpets, suspended ceilings, cat 2 lighting and gas fired radiators. The accommodation is mainly open plan with a large partitioned office to one side.

## Accommodation

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

| Area         | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 139.82         | 1,504           |
| First Floor  | 125.56         | 1,351           |
| Total NIA    | 265.38         | 2,855           |

## Services

The property is connected to mains electric, gas and mains drainage.

Eddisons have not tested any of the incoming services and interested parties should make their own enquiries in this regard.

## Town & Country Planning

The property has most recently been used as an office and light industrial unit.

Interested parties should make their own enquiries as to their proposed use to North Northamptonshire Council on 0300 126 3000.

## Rates

**Charging Authority:** North Northants Council  
**Description:** Office and Premises  
**Rateable Value:** £23,500  
**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.

## Energy Performance Certificate

The property has an EPC rating of C 73

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent/Price

**£20,000 per annum exclusive**

## Service Charge

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

## VAT

All figures quoted are exclusive of VAT which will be charged 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

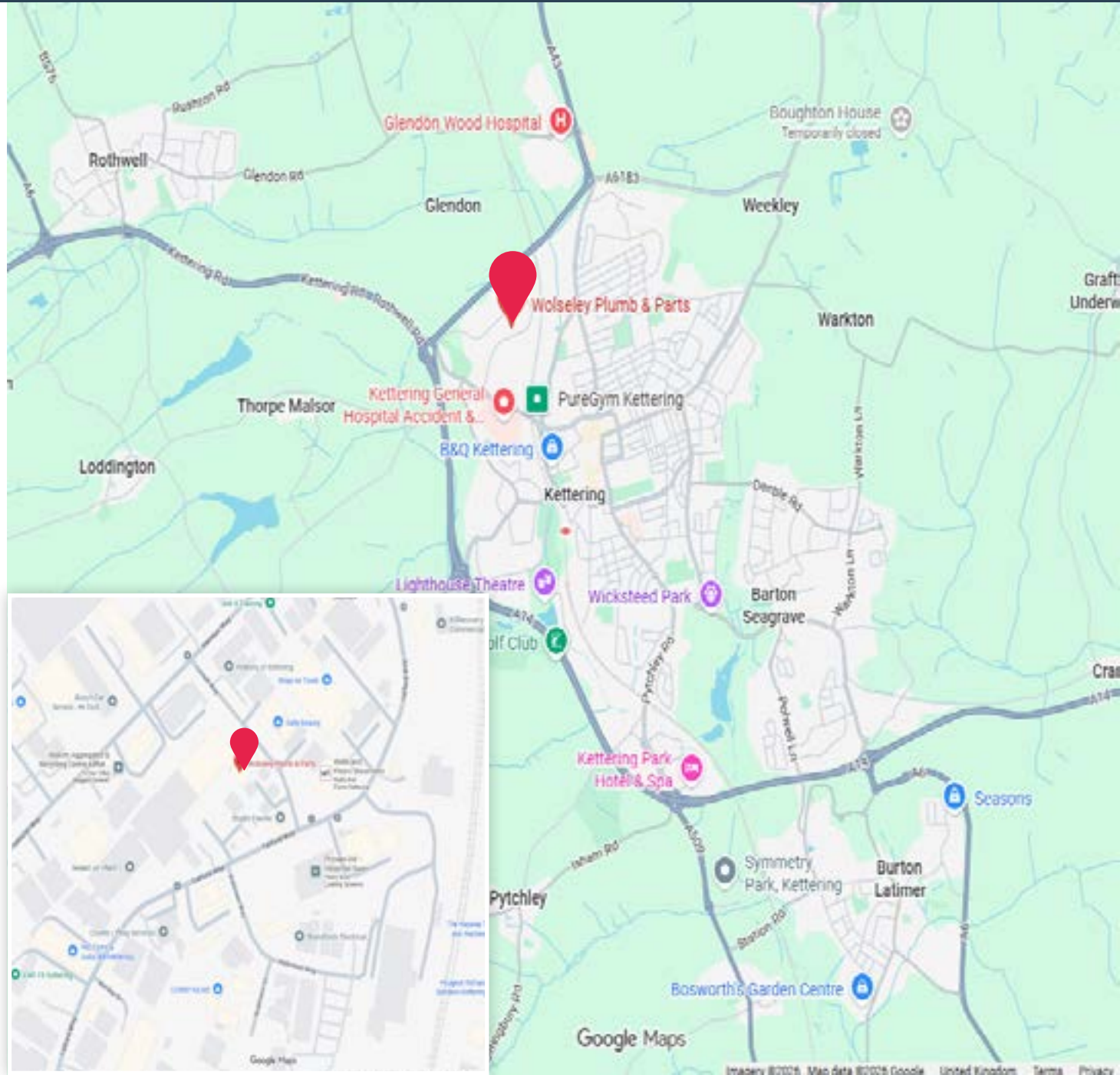
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

## Location

The property is located on the Telford Way Estate 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





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