



**Baker  
Harman**

**TO LET:** Detached Industrial / Warehouse  
unit with 2 storey offices



**Unit 3 Acan Business Park,  
Garrard Way, Kettering  
Northants, NN16 8TD**

- 20,539 sq ft (1,908 sq m) Industrial / Warehouse unit with two storey offices
- 1,408 acres (0,569 hectares) self-contained secure site
- In excess of 509 car parking spaces and a large secure yard area
- Located on the popular Telford Way Estate, which is just off J7 of the A14
- Available by way of a sub lease or lease Assignment.

## LOCATION

The property is located on Acan Business Park, which is just off Garrard Way, which is on the Telford Way Industrial Estate in Kettering. The Telford Way Estate is just off J7 of the A14 dual carriageway and is in close proximity to Kettering Town Centre.

Kettering is located close to the A14, approximately 7 miles to the south of Corby, 8 miles to the north of Wellingborough and 17 miles to the northwest of Northampton. The A14 provides access to the A14 and M6 motorways (to the west), the M11 and East Coast ports to the East. Other "A" roads in close proximity include the A43, A4300 and A6003.

Kettering Railway station is on Midland Mainline route to London St. Pancras International with a journey time of just under 1 hour.

## ACCOMMODATION

We have measured the property and calculate that it comprises the following Gross Internal Area (GIA):-

Warehouse	15,087 sq ft (1,401.67 sq m)
Office Block:	
Ground Floor Offices	2,726 sq ft ( 253.24 sq m)
First Floor Offices	2,726 sq ft ( 253.24 sq m)
<b>Total</b>	<b>20,539 sq ft (1,908.15 sq m)</b>

## EPC

The office block has an EPC Rating of 53 within Band C. The warehouse has an EPC Rating of 50 within Band B..

Since completing the EPC's the lighting has been improved and some of the heating updated and it is anticipated that an improved EPC rating could be forthcoming.

## DESCRIPTION

The subject property comprises an attached industrial/warehouse building with a separate (but connected) 2-storey office building that is on a self-contained secure site of approximately 1.408 acres (0.569 hectares). The warehouse unit is of a steel portal frame construction with a pitch clad roof and clad elevations.

The office block is of a brick-built construction with brick elevations and a pitched tiled roof.

The buildings benefit from the following amenities / specifications:-

## BUSINESS RATES

Rateable Value: £138,000

The Uniform Business Rate for 2026/27 is 48p in the £.



## SERVICES

We understand that the property has all mains services. The services have not been tested and interested parties are requested to make their own enquiries in this regard.

## VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

## LEGAL COSTS

Each party is to bear their own legal costs

## ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## TERMS

The property is available by way of a sub lease for a term to be agreed or a lease assignment.

Guide Rent: £140,000 pa

## VIEWING

To view and for further details please contact:



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**Warehouse**



**Warehouse Office / Ancillary**



**Ground Floor Offices**



**Open Plan Office Area**