

TO LET - MODERN INDUSTRIAL/WAREHOUSE UNIT

**NEWLY REFURBISHED
TO A VERY HIGH SPECIFICATION
INCLUDING AN 'A' (18) EPC RATING**



2200 KETTERING PARKWAY • KETTERING VENTURE PARK • KETTERING • NORTHANTS • NN15 6XR

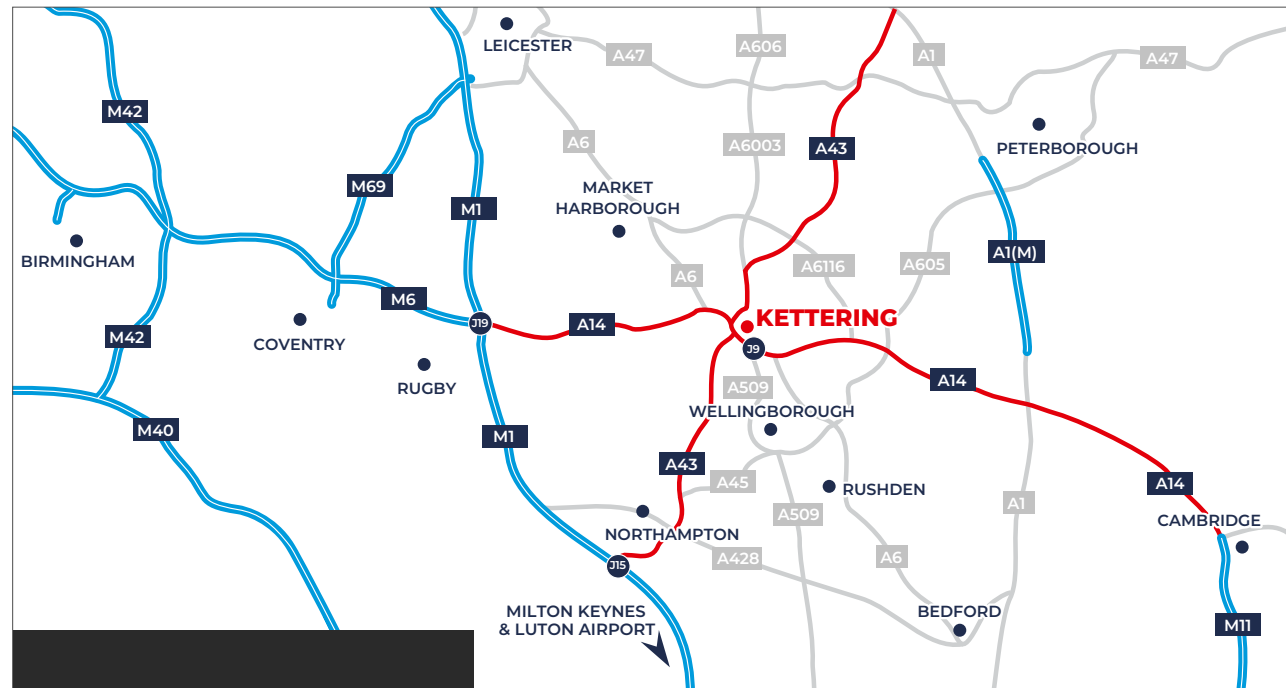
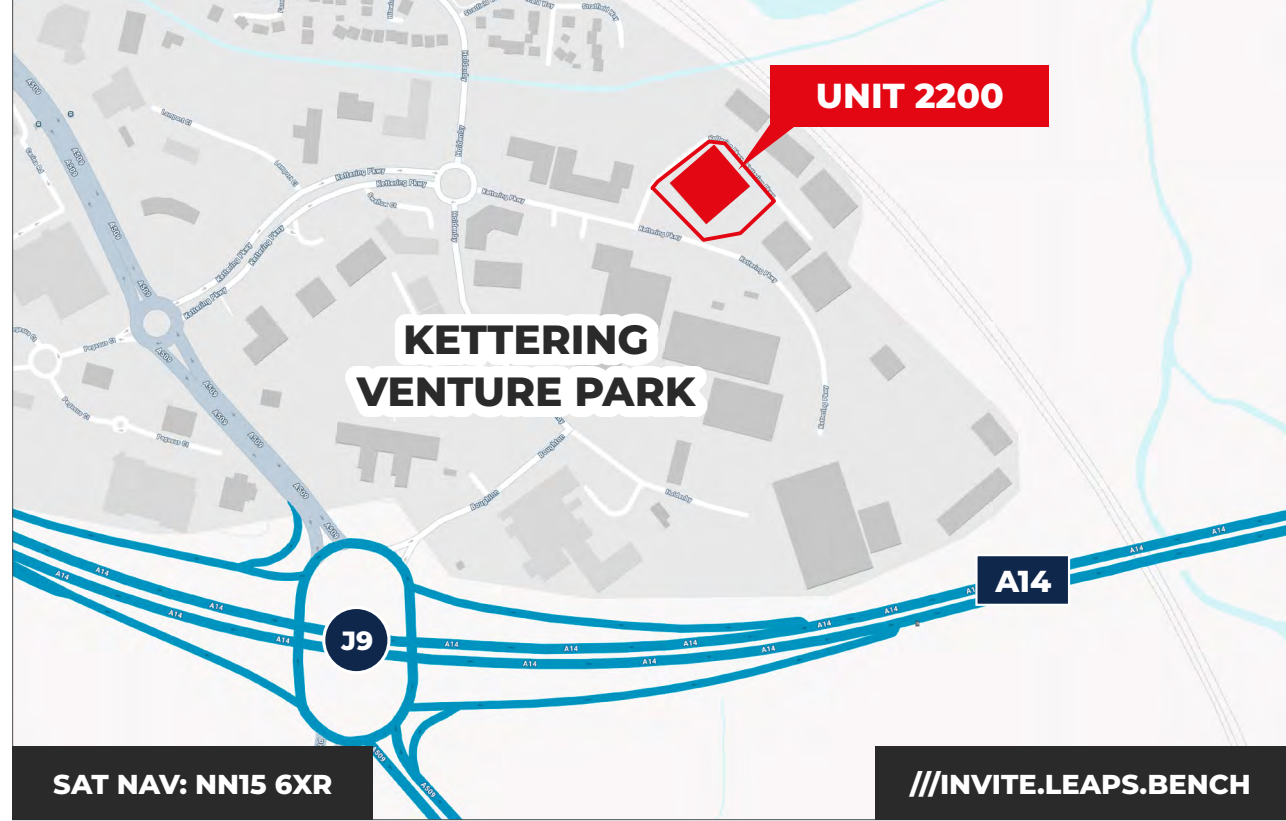
- MODERN INDUSTRIAL/WAREHOUSE UNIT: STEEL PORTAL FRAME, 6M EAVES, 8.5M APEX
- GROSS INTERNAL AREA APPROX. 23,609 SQ FT / 2,193.3 SQ M (PLUS LOADING CANOPY 1,872 SQ FT / 173.9 SQ M – CLEAR HEIGHT 6.27M)
- INTEGRAL FIRST FLOOR OFFICES
- ENERGISED APPROX. 350 KVA POWER SUPPLY (OWN SUB-STATION)
- AMPLE STAFF PARKING WITH SEGREGATION TO LOADING YARDS
- DEDICATED LOADING YARD WITH CANOPY: TWO FULL HEIGHT LOADING DOORS
- REFURBISHMENT INCLUDES ROOF-MOUNTED SOLAR PV CELLS (NOT SHOWN ON IMAGES) THAT HELP PROVIDE AN EXCELLENT 'A' (18) EPC RATING
- SUBJECT TO AVAILABILITY, CAN BE COMBINED WITH ADJOINING UNIT 2270 TO PROVIDE UP TO 35,200 SQ FT / 3,270 SQ M

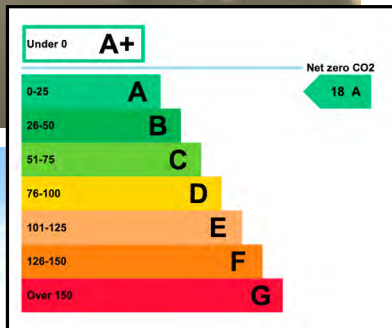
LOCATION

The property is prominently situated on Kettering Parkway within Kettering Venture Park, adjacent to the main A14 arterial route (linking the M1 and A1). This strategic location offers excellent connectivity to the A45 and M11 to the east and the M1 at Junction 19 to the west. Kettering benefits from a mainline rail station, providing twice hourly fast services to London St Pancras (south) at approx. 50 minutes travel time and Sheffield (north).

Kettering Venture Park is a well-established and diverse business park, home to notable occupiers such as RCI Europe, Sterling Press, Winkhaus UK, Warmies UK, Full Support Healthcare, Infrastructure Gateway UK, DX and Grosvenor Contracts Leasing.

The estate also benefits from the nearby Kettering Park Hotel (Daniel Thwaites Group) offering a range of amenities, including the four-star Kettering Park Hotel and proximity to a mixed-use retail and leisure park.





THE PROPERTY

Unit 2200 is a modern industrial/warehouse facility constructed with a steel portal frame.

The property features a ground floor lobby leading to integral first floor offices, with WCs provided on each floor. It has been newly refurbished throughout to provide a turnkey package, including roof-mounted solar PV, helping to deliver an excellent 'A' EPC rating.

Externally, the property benefits from staff parking (circa 32 spaces plus 1 disabled space) to the front of the offices, along with a large, separately accessed block-paved HGV loading area, including a weather canopy above the loading doors.

ACCOMMODATION

The property comprises the following Gross Internal Areas (GIA):

	Sq ft	Sq m
Industrial / Warehouse	20,730	1,925.8
First Floor Offices	2,879	267.5
TOTAL	23,609	2,193.3
Loading canopy - Clear height 6.27m	1,872	173.9

Clear eaves height 6m and 8.5m to the apex.

Loading doors are approx. 3.5m wide x 5.4m high.

TERMS

The property is available to Let on a new full repairing and insuring lease for a term to be agreed. The guide initial quoting rent is from £225,000 + VAT per annum and exclusive of all other outgoings.

BUILDINGS INSURANCE

Depends on tenant's use – annual premium renews in April each year. For 2026 the typical annual premium is circa £3,020.

SERVICE CHARGE

There is an annual service charge (S/C year runs 1st Jan to 31 Dec each year and is subject to annual reconciliation) to cover the upkeep of the Kettering Parkway and Kettering Venture Park Estates. The quarterly charge for 2026 is circa £5,313 + VAT per quarter.

SERVICES

The property has mains gas, water and electricity (3 phase with on-site sub-station energised at approx. 350 kVa). As part of the extensive refurbishment, and in order to try to deliver high energy efficiency, all lights are LEDs, office heaters are energy efficient, and the property now benefits from roof-mounted solar photovoltaic panels (PV). None of the services have been tested by the agent.

EPC

Thanks to the refurbishment specification, the property has an excellent 'A' (18) EPC rating.

BUSINESS RATES

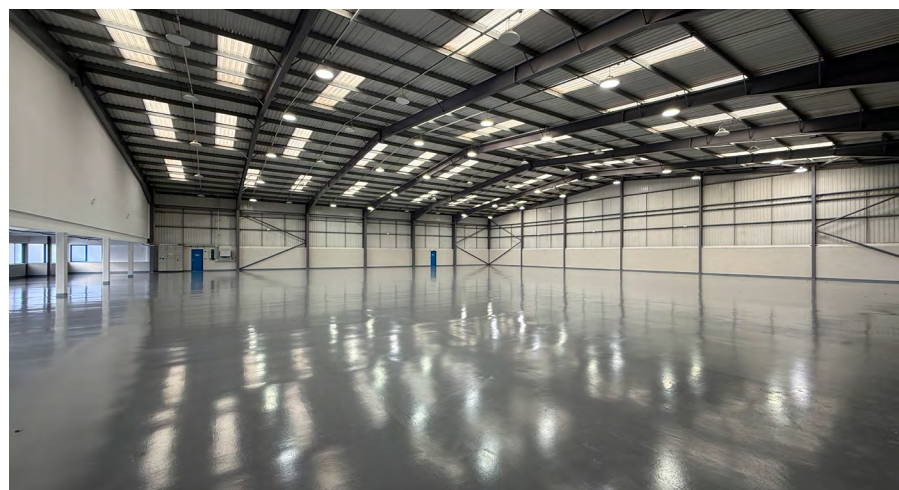
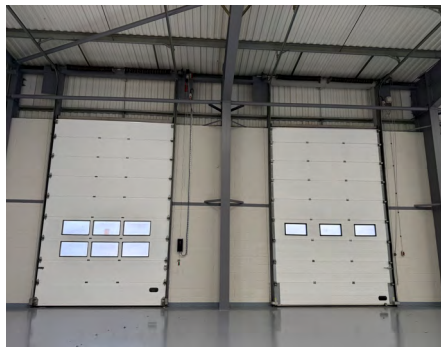
At present the property is not yet assessed separately for business rates. It is anticipated that the rateable value will be circa £130,000 with rates payable for 2026 of around £72,000 per annum (subject to verification by the Rating Valuation Office).

VAT

All figures quoted are exclusive of VAT that is understood to be applicable.

LEGAL COSTS

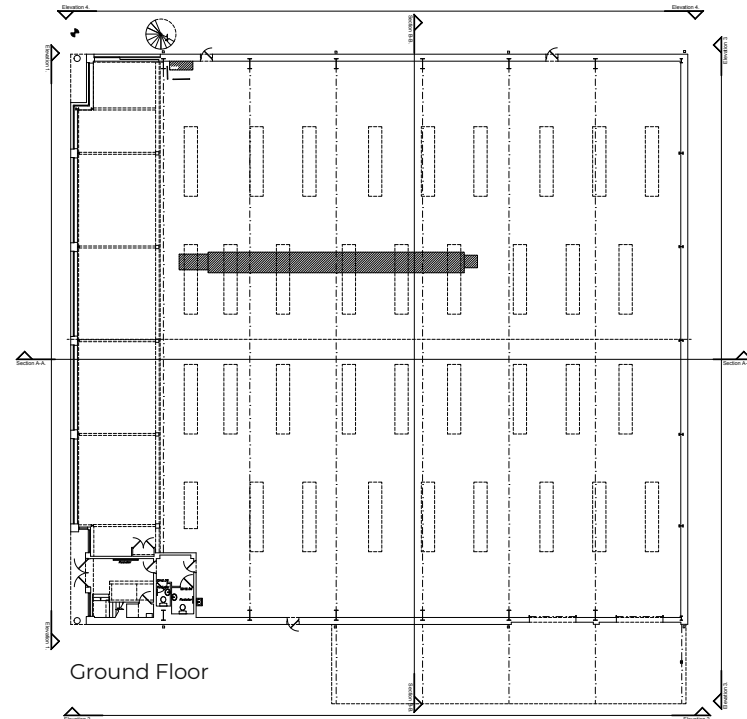
Each party to bear their own legal costs.





FLOOR PLANS

Full CAD plans available on request.



VIEWING

To view and for further details please contact the sole agent:

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