



143 Regent Street, Kettering, Northamptonshire,
NN16 8QQ

FileNo/2026/KO

143 Regent Street

Kettering, Northamptonshire, NN16 8QQ



Agreement

To Let



Detail

Office



Rent/Price

£10,800 pax



Size

120 sq m
(1,290 sq ft)



Location

Kettering
NN16 8QQ



Property ID

FILENO/2026/KO

For Viewing & All Other Enquiries Please Contact:



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Senior Surveyor

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Property

This four-storey detached property is of red brick construction protected by a pitched slate roof and has a private car park to the rear for approximately 7 vehicles. The property has one main entrance which leads to a common lobby and stairwell with access off this to each individual floor. Internally the top floor suite comprises an open plan office space with a glazed partitioned meeting room fitted by the previous tenant.

With triple aspect views the unit has good levels of natural light and good views across the town.

The office has its own WC and kitchenette facility and there is some additional loft space which is boarded out and used for additional storage.

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 that it provides the following floor area:-

Area	m ²	ft ²
Total GIA	120	1,290

Energy Performance Certificate

An EPC is available on request.

Services

Each floor has its own separate utilities including mains water, drainage, electric and gas connected to the property.

The services 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

The premises has historically been used as office space.

Interested parties are advised to make their own investigations to the Local Planning Authority North Northants Council on 0300 126 3000

Rates

Charging Authority: North Northants Council
Description: Offices and Premises
Rateable Value: £6,100
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.

Tenure

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

Rent

The asking rent is based on £900 per month, £10,800 per annum exclusive of all other outgoings.

Service Charge

The landlord reserves the right to include a service charge provision within the lease but there is no service charge currently in place, nor is it planned.

VAT

VAT may be charged in addition to the rent 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 North of Kettering Town Centre at the junction of Regent Street and Nelson Street in a predominantly residential area.

 what3words

[///poker.claim.dirt](https://www.what3words.com/poker.claim.dirt)





