

FORMER ISLIP  
FURNACE SITE,  
KETTERING ROAD,  
ISLIP, KETTERING,  
NORTHAMPTONSHIRE  
NN14 3JW

**7.41** acres  
**2.99** hectares

- Class 1 open storage
- Concrete and tarmac surface
- Secure and fenced
- Excellent accessibility to A14

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## LOCATION

The Property is located approximately 1.4 miles from Junction 12 of the A14, on Kettering Road between the villages of Islip and Twywell.

Kettering town centre is approximately eight miles to the east. Primark occupy a 1,000,000 sq. ft. distribution centre immediately to the east of the Property, which was constructed in 2015.

## DESCRIPTION

The site currently comprises a collection of secondary warehouse buildings extending over a site of circa 7.41 acres (2.99 hectares).

The site will be cleared and offered as a whole or as two self contained Class 1 open storage plots. The site will have palisade fencing and a mix of concrete and tarmac surface.

## ACCOMMODATION

Name	Size
<b>Total</b>	<b>7.41 Acres (2.99 Hectares)</b>

## TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## RENT

Price on Application.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agents.

## EPC

EPC not required.

## LEGAL COSTS

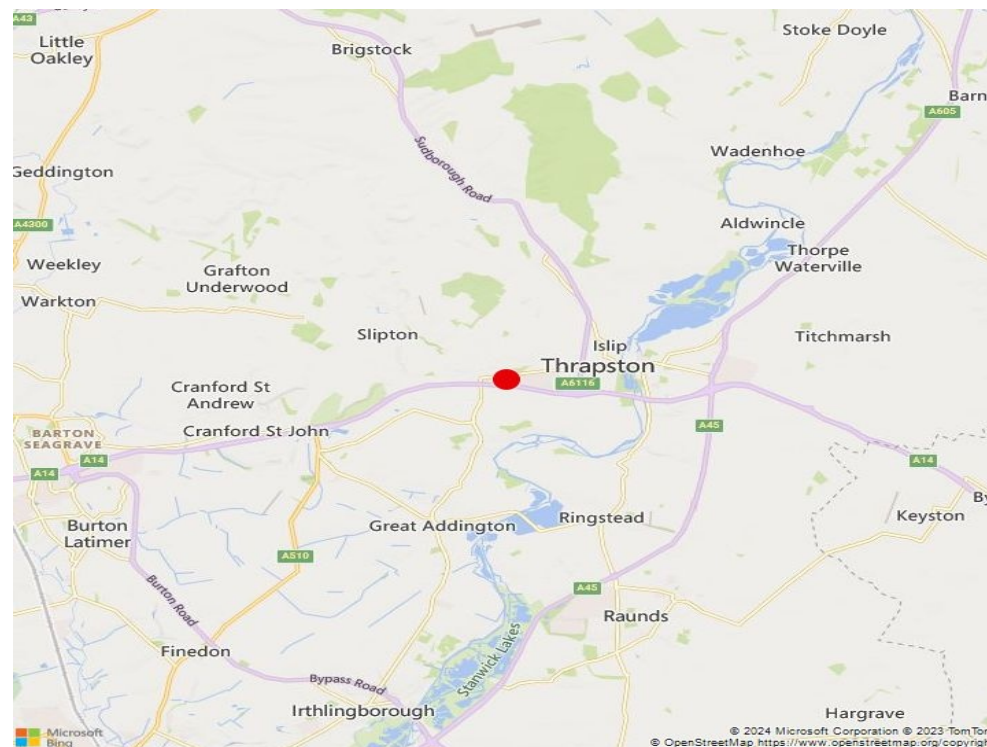
Each party to bear their own legal costs.

## RATEABLE VALUE

Rates reassessment is required. North Northamptonshire Council:  
<https://www.northnorthants.gov.uk/>

## OPEN STORAGE CLASSIFICATION

For more information on the Open Storage Classification Index, please visit the following:  
<https://www.carterjonas.co.uk/commercial/open-storage/classifying-sites>



## CONTACT

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## IMPORTANT INFORMATION

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