

**INDUSTRIAL / WAREHOUSE**

**TO LET - MAY SELL**



**Unit 6b Vernon Court, Henson Way, Telford Way Industrial Estate,  
Kettering, Northants, NN116 8PX**

#FileNo/2025GH

**Eddisons**

# Unit 6b Vernon Court

Henson Way, Telford Way Industrial Estate, Kettering, Northants, NN6 8PX



Agreement

To Let - May Sell



Detail

Industrial / Warehouse



Rent/Price

£48,000 pax  
Freehold on Application



Size

594.86 sq m (6,403 sq ft)



Location

Kettering, NN16 8PX



Property ID

#FILENO/2025GH

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



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## Property

The unit is a detached building with a clear span steel portal frame construction with cavity brick / block walls to lower level with insulated profile steel cladding to upper walls and to the roof with the roof incorporating double skin translucent roof lights.

The building has a reinforced, power floated concrete floor with LED lighting fitted throughout with access to the production warehouse area via an electric steel roller shutter door approximately 4m wide x 4m high.

There is separate personnel access into the warehouse area and to the office block where there are ground and first floor offices with male and female wc's fitted and kitchen / canteen area, having suspended ceilings, inset LED lighting and heated via a gas fired central heating system. The windows and doors are aluminium powder coated units fitted with double glazing.

Externally there is a large shared yard area with excellent turning circles for HGV access directly from the main estate road of Henson Way. Parking available for 12 cars.

## Accommodation

The property has been measured on a Gross Internal Area Basis (GIA) in accordance with the prevailing RICS Code of Measuring Practice and calculate that it provides the following floor area:-

Area	m <sup>2</sup>	ft <sup>2</sup>
Warehouse/industrial	476.88	5,133
Ground floor office/ancillary	60.76	654
First floor offices	57.27	616
<b>Total</b>	<b>594.91</b>	<b>6,403</b>

## Energy Performance Certificate

The property currently has an EPC rating of E / 114

## Services

We understand that all mains services are available and connected to the property including single and three phase electricity, gas, water and mains drainage.

These 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 scheme was originally given planning under application KE/99/0447 for industrial units and later extended under application KE/02/0128 to add B8 warehouse storage uses.

Any prospective occupier is advised to make their own enquiries to North Northants Planning Department on 03000 126 3000

## Rates

**Charging Authority:** North Northants Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £34,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - 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 on 0300 126 3000.

## Service Charge

Vernon Court is subject to a service charge for common areas, further details are available from the agents upon request.

## Tenure

The property is held under Land Registry No. NN238364

## Proposal

The property is available on a new full repairing and insuring lease with rent review and length of term open to negotiation.

Alternatively the freehold may be available with further details on request.

## Rent/Price

£48,000 per annum exclusive of VAT and all other outgoings is sought for a new lease.

Freehold price available on application.

## VAT

It is understood that VAT will be applicable.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

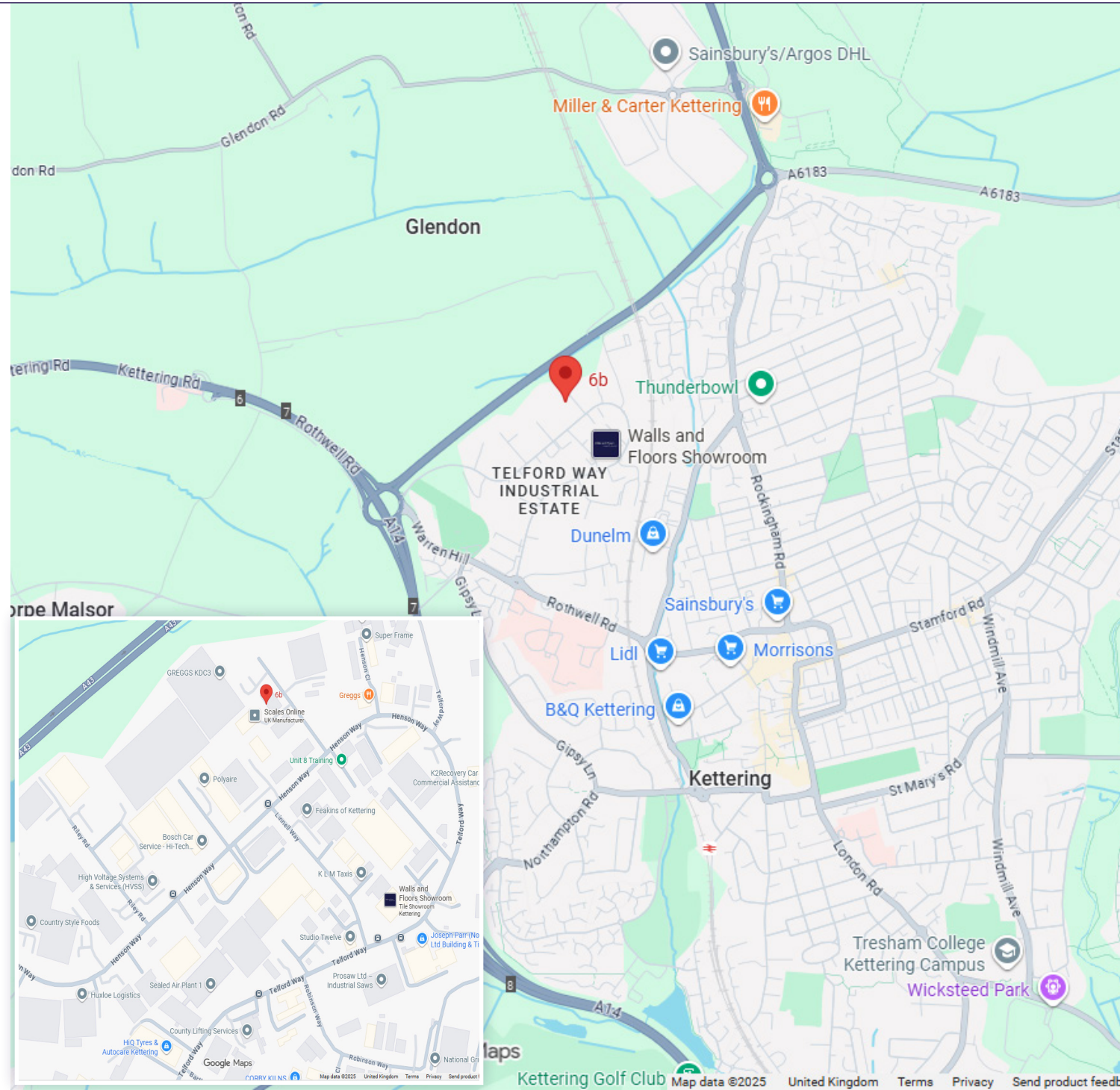
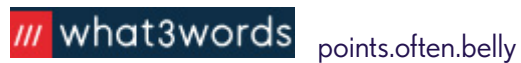
Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located to the north-east of Northampton and is well positioned to take advantage of the country's communications network situated on the A14 dual carriageway giving excellent access to the surrounding motorway network with the M1/M6 to the west and the A1/M and M11 eastwards to the East coast ports of Felixstowe and Harwich.

Unit 6b Vernon Court is located off Henson Way on Kettering's Telford Way Industrial Estate that has direct access to J7 of the A14 dual carriageway.

Kettering also has a mainline train station to London St Pancras that is approximately 10minutes drive from the premises.





6b

Greggs

Henson Park Industrial Estate

Thorndale - Shawhealthcare

Anytime Fitness Kettering

K2 Recovery Commercial A

Fastline Group

Bosch Car Service - Hi-Tech...

Walls and Floors Showroom

Prosaw Ltd - Industrial Saws Material Handling Solutions

Foods

Riley Rd

Sealed Air Plant 1

County Lifting Services

CORBY KILNS

XJ Services

Henson Way

Huxloe Logistics

HIQ Tyres & Autocare Kettering

Telford Way

Barley Dr

Robinson Way

Robinson Way

Travis Perkins Building Materials

Google Maps

