

TO LET: Modern Office Accommodation

7 Beechwood, Cherry Hall Road, Kettering Business Park, Kettering, NN14 1UE



- 1,079 sq ft (100 sq m) Two storey office building.
- 3 allocated car parking spaces.

- Available on a new lease.
- Located on the popular Kettering Business Park

commercial property solutions

LOCATION

Kettering Business Park is prominently situated to the north of Kettering town centre on the A43 dual carriageway which provides direct access to J7 of the A14 within 1.8 miles. The A14 connects to the M1/M6 interchange 25 miles to the West.

The A14 connects to the M1/M6 interchange 25 miles to the West and the A1 40 miles to the East which in turn leads to the East Coast ports of Felixstowe and Harwich. Kettering has excellent rail links to London St Pancras International with a journey time of approximately 1 hour.

SITUATION

The subject property is situated within a Prime Business Park location with occupiers including Northamptonshire Police, I M Kelly, Ironstone Well Being Centre, Miller & Carter, Starbucks, Holiday Inn Express, ESSO, Asda, Greggs and Subway.

DESCRIPTION

The subject property is a 2-storey office building of brick-built construction under a pitched tiled roof.

The available accommodation benefits from the following specification /amenities: -

- Open plan and cellular offices
- Carpeted floors
- Suspended ceiling with inset lighting
- Central Heating
- Perimeter trunking
- Kitchenette facilities on both floors
- W/C facilities on both floors
- 3 allocated car parking spaces.

ACCOMMODATION

The property comprises the following Net Internal Areas (NIA):-

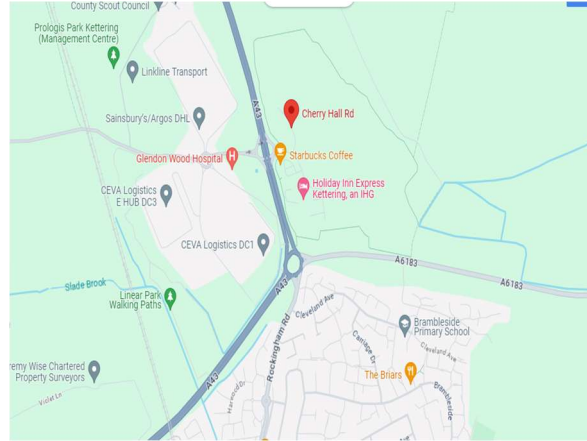
	Sq Ft	Sq M
TOTAL	1,079	100.00

SERVICE CHARGE

The property is subject to a service charge to contribute towards the cost of maintaining the common areas. Further details are available on application.

EPC

The property has an EPC Rating of 64 in Band C.



SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage). None have been tested by the agents. All interested parties should make their own enquiries in this regard.

TERMS

The suite is available on a new full repairing and insuring lease on lease terms to be negotiated. Guide Rent: £15,500 pa.

BUSINESS RATES

Rateable Value: £12,750

The Uniform Business Rate for 2025/26 is 0.499p in the £.

LEGAL COSTS

Each party 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.

VIEWING

To view and for further details please contact:

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