

**WAREHOUSE INDUSTRIAL**

**FOR SALE**



**Unit A Henson Way, Telford Way Industrial Estate**

**Kettering  
NN16 8PX**

**2025/GH**

**Eddisons**

# UNIT A HENSON WAY

Telford Way Industrial Estate, Kettering, Northants, NN16 8PX



Agreement

For Sale



Detail

Industrial / Warehouse



Rent/Price

£3,000,000



Size

27,224sq ft plus external store  
of 2,909sq ft



Location

Kettering, NN16 8PX



Property ID

2025GB

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



**GILBERT HARVEY**

**BSc (Hons) MRICS**

**Director**

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## Property

The premises comprise a detached portal frame construction with a power floated concrete floor with part cavity brick/block walls to low level with the remaining walls being insulated profile steel cladding and to the roof with the roof incorporating double skin translucent roof lights.

Loading is from the rear elevation via two up and over loading doors with a further detached single skin warehouse area situated within the secure yard.

The building has two-storey offices to the front elevation accessed via a main reception area leading to ground floor offices, wc's and canteen area on the ground floor and stairs leading to the first floor offices that also incorporate male and female wc's, kitchen area and to a fully glazed boardroom.

Warehouse is currently fully racked out with mezzanine floor in part fitted with gas fired radiator heating to the offices with some air conditioning / comfort cooling heating system to parts with offices largely to a high specification including dado trunking, suspended ceilings, LED lighting and high quality floor surfaces.

Externally the property is accessed directly off Henson Way with car parking to the front for 13 cars with access road leading to the side of the unit into the rear main yard area largely concreted with a small area hard surfaced and the yard area is gated with a secure Palisade fence.

## Accommodation

The property has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA		
Ground Floor Warehouse/Factory Space	1,920.093	20,668
Ground Floor Offices / Ancillary	304.480	3,278
First Floor Offices / Ancillary	304.480	3,278
<b>Total GIA</b>	<b>2,529.053</b>	<b>27,224</b>

External Store	270.287	2,909
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Site Area 1.876 acres (0.759 hectares)

## Energy Performance Certificate

Energy Performance Certificate Rating is: C(63)

## Services

We understand that all mains water, electricity and drainage supplies are available and connected to the property. 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 property has been used for warehousing, distribution and offices with picking and packing. The Telford Way Estate in general has a history of uses compliant with light industrial, general industrial and warehousing and distribution. Any prospective purchaser should make their own enquiries to North Northamptonshire Council Planning Department on 0300 126 3000

## Rates

**Charging Authority:** North Northants Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £143,000

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.

## Tenure

The property is available **For Sale** with vacant possession

## Price

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£3,000,000 exclusive of VAT

## Service Charge

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Not Applicable.

## VAT

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It is understood that the property is not registered for VAT.

## Legal Costs

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

## Anti-Money Laundering

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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

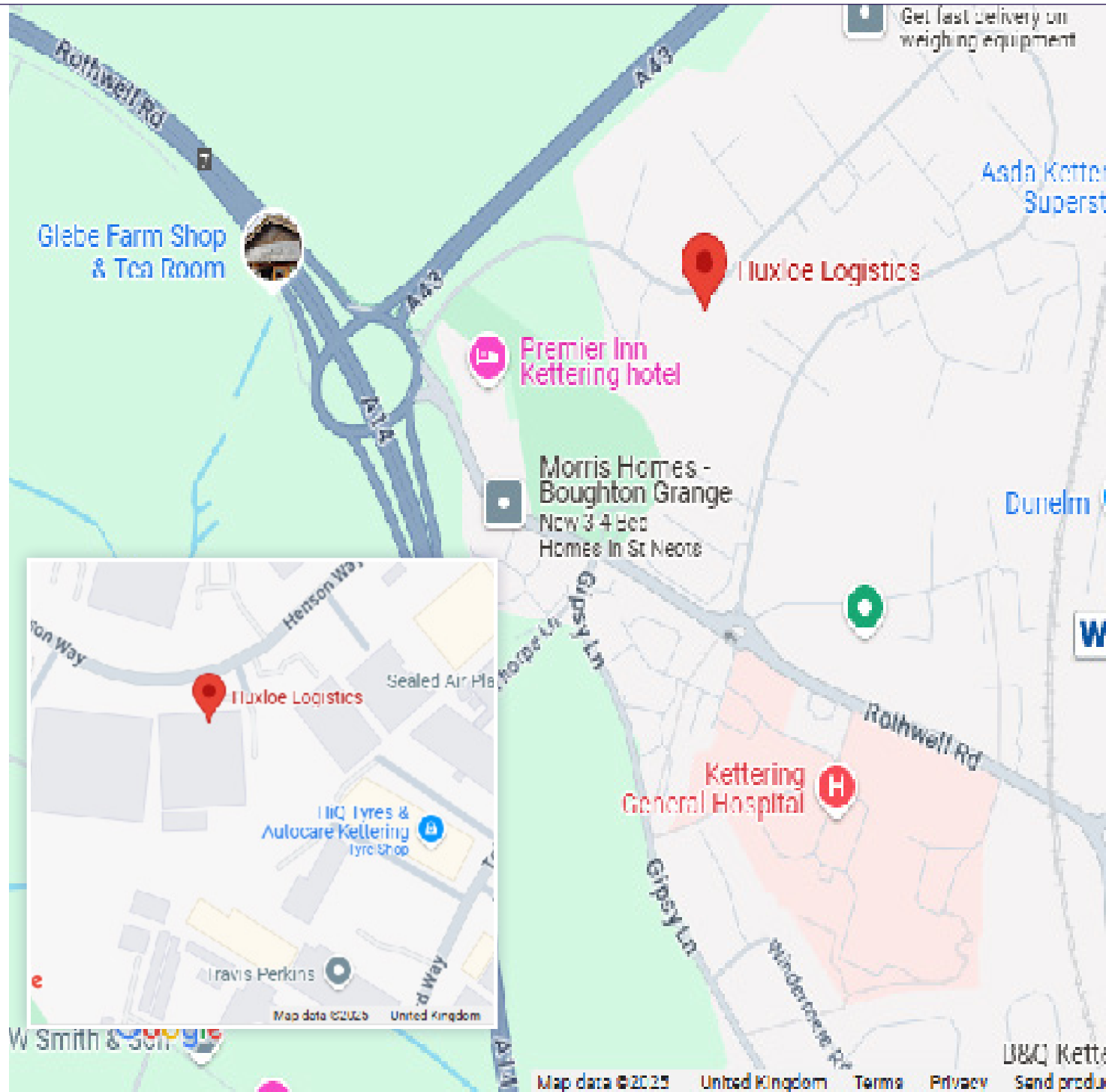
The property is located close to J7 of the A14 accessed directly off Henson Way on Kettering's Telford Way Industrial Estate.

The Telford Way Industrial Estate is the principle established trading estate to the north of Kettering town centre with a mixture of industrial warehouse and trade counter uses and includes occupiers such as Snap on Tools, Sealed Air, Greggs, Travis Perkins to name but a few.

Kettering is a strategically located town within the East Midlands centrally located adjacent to the A14 dual carriageway linking the M1/M6 motorways to the west and to Huntingdon and the east coast ports of Felixstowe and Harwich to the east. The property has direct access to J7 of the A14 via a fully graded separated interchange.



things.awake.timing





SATRA

Country Style Foods

Go Maple

Henson Way

Wynham Way

Henson Way

Wink

Certas Energy

HQ Tyres & Autocare Kettering  
Tyre Shop

Premier Inn  
Kettering hotel  
4.0 (1130)  
3-star hotel

Duxco IT Solutions

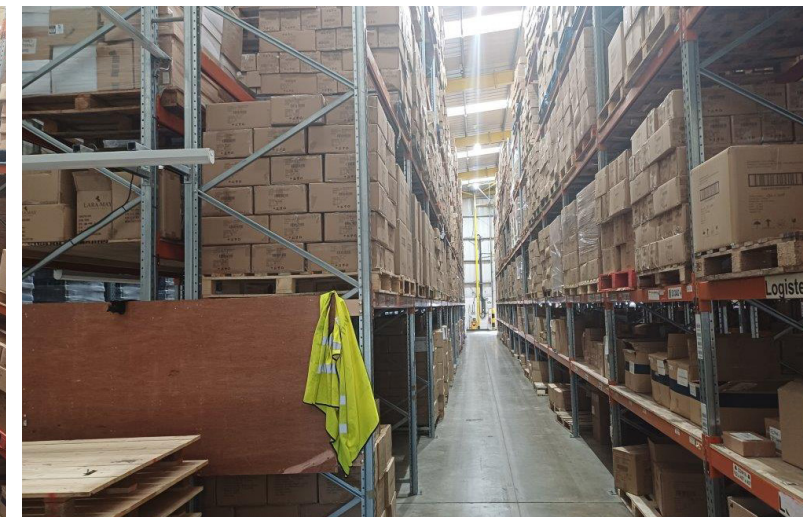
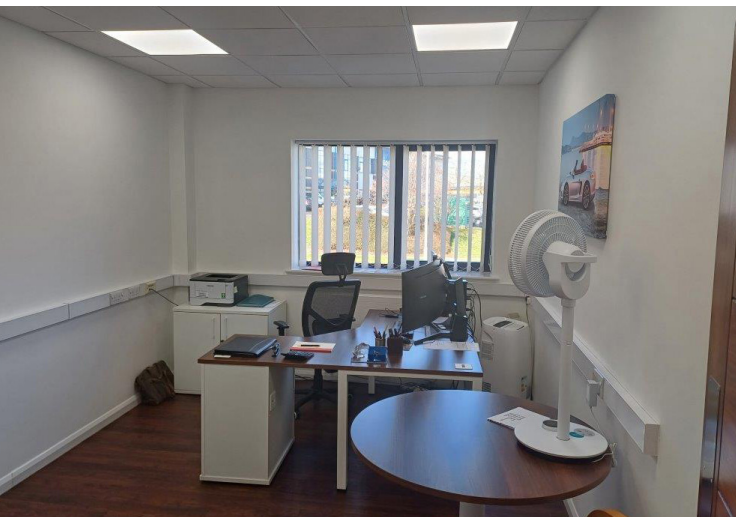
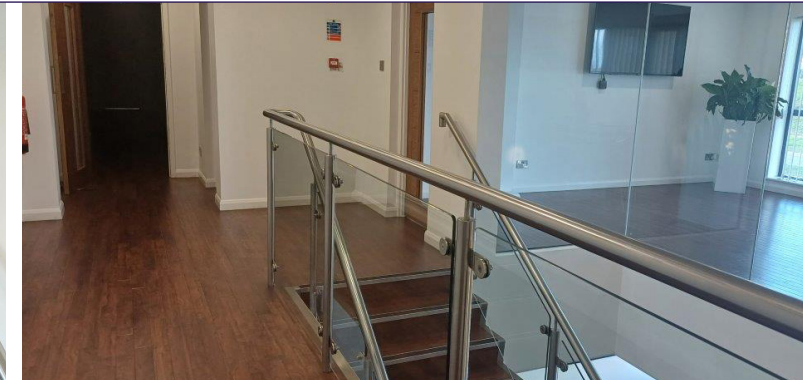
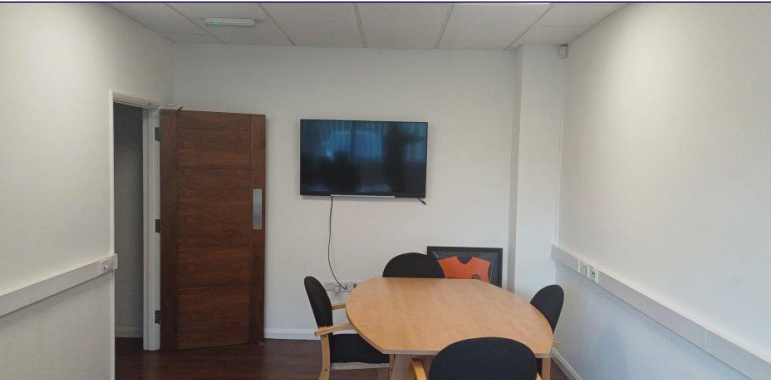
Travis Perkins

David Blenkinsop - Bar  
Self Storage Kettering

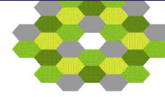
Layers

Google

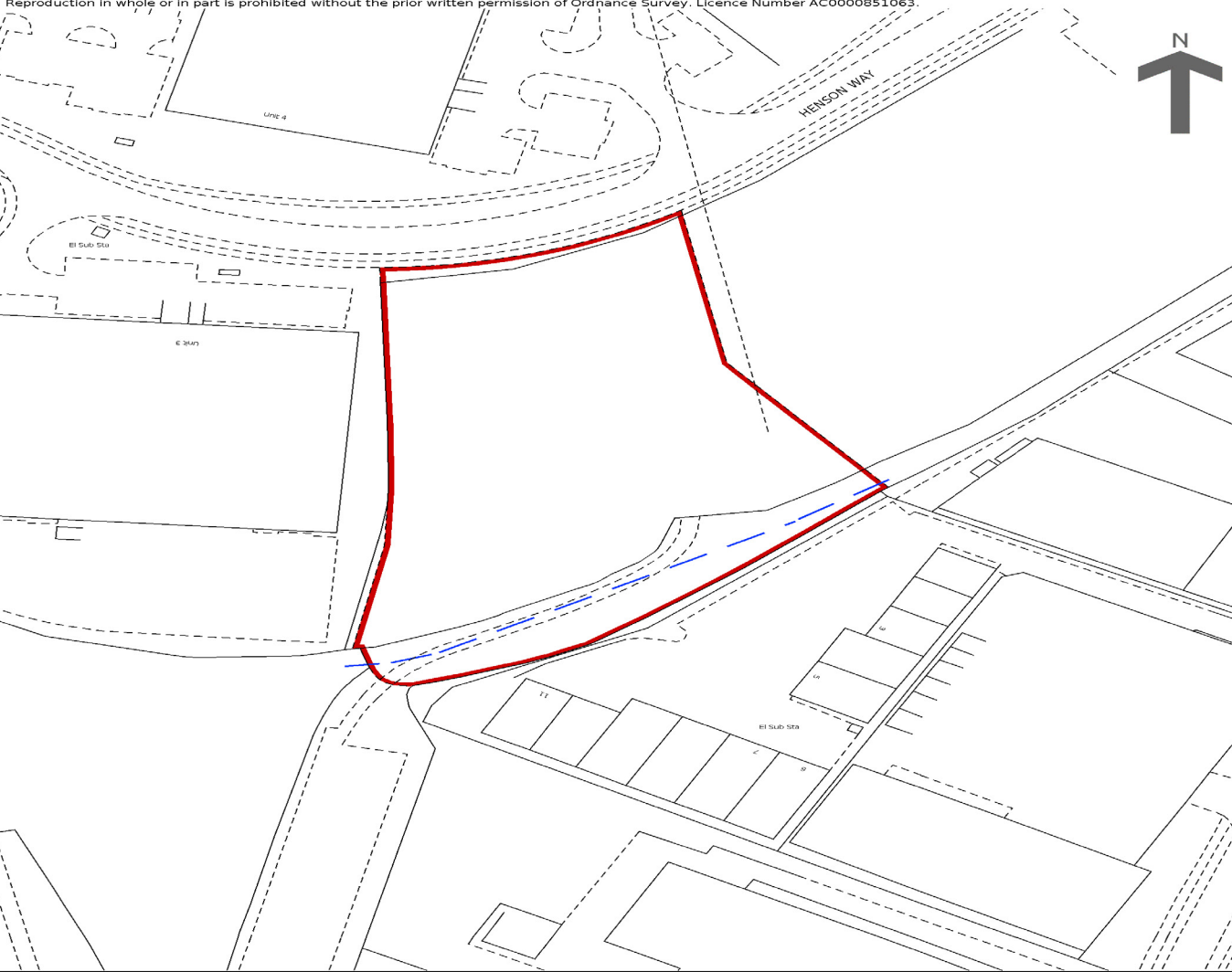
Imagery ©2025 Google, Map







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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 06 March 2025 at 11:44:16. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Leicester Office