



Unit A Henson Way, Telford Way Industrial Estate,
Kettering, Northants, NN16 8PS

FileNo/2026/AL

Unit A Henson Way

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



Agreement

To Let



Detail

Industrial / Warehouse



Rent/Price

£42,000 pax



Size

581.22 sqm
(6,255 sq ft)



Location

Kettering, NN16 8PS



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



Amanda Lawrence

AssocRICS

Agency Surveyor

T: 01536 483400

M: 07814 739051

E: amanda.lawrence@eddisons.com

Property

The property is of clear span portal frame construction with a power floated concrete floor, part cavity brick/block walls to a low level and insulated profile steel cladding to the upper parts of the walls and roof with roof incorporating translucent roof lights.

The unit has a clear eaves height of approximately 5m and a full eaves height of approximately 5.7m and is fitted with an insulated up and over loading door of approximately 4m wide x 4.7m high. Lighting is via fluorescent strip lights within the warehouse production area and heated via a suspended gas fired blower heater.

Two storey offices are located to one side of the unit together with male and female WC's and a small canteen/kitchen area.

Car parking is located to the front of the building.

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 this it provides the following floor area.

Area	m ²	ft ²
GF Warehouse/Office & Ancillary	383.61	4,129
First floor offices	92.62	997
Mezzanine	85.92	924
Link	29.45	317
Total GIA	581.22	6,255

Services

We understand that 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 as workshop/warehouse/light manufacturing and offices in connection with the tenants' sign manufacturing business. 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: Workshop and Premises
Rateable Value: £23,250
Period: 2025-2026

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.

Energy Performance Certificate

The property has an EPC rating of D95

Tenure

The property is available to let on a new FRI lease for a term of years to be agreed.

The unit can also be combined with the adjacent unit (18 Linnell Way) to offer up to 15,335 sq ft (1,424.67 sqm)

Rent

Unit A - £42,000 pa plus VAT

Service Charge

N/A

VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or wish to impose.

Legal Costs

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

Anti-Money Laundering

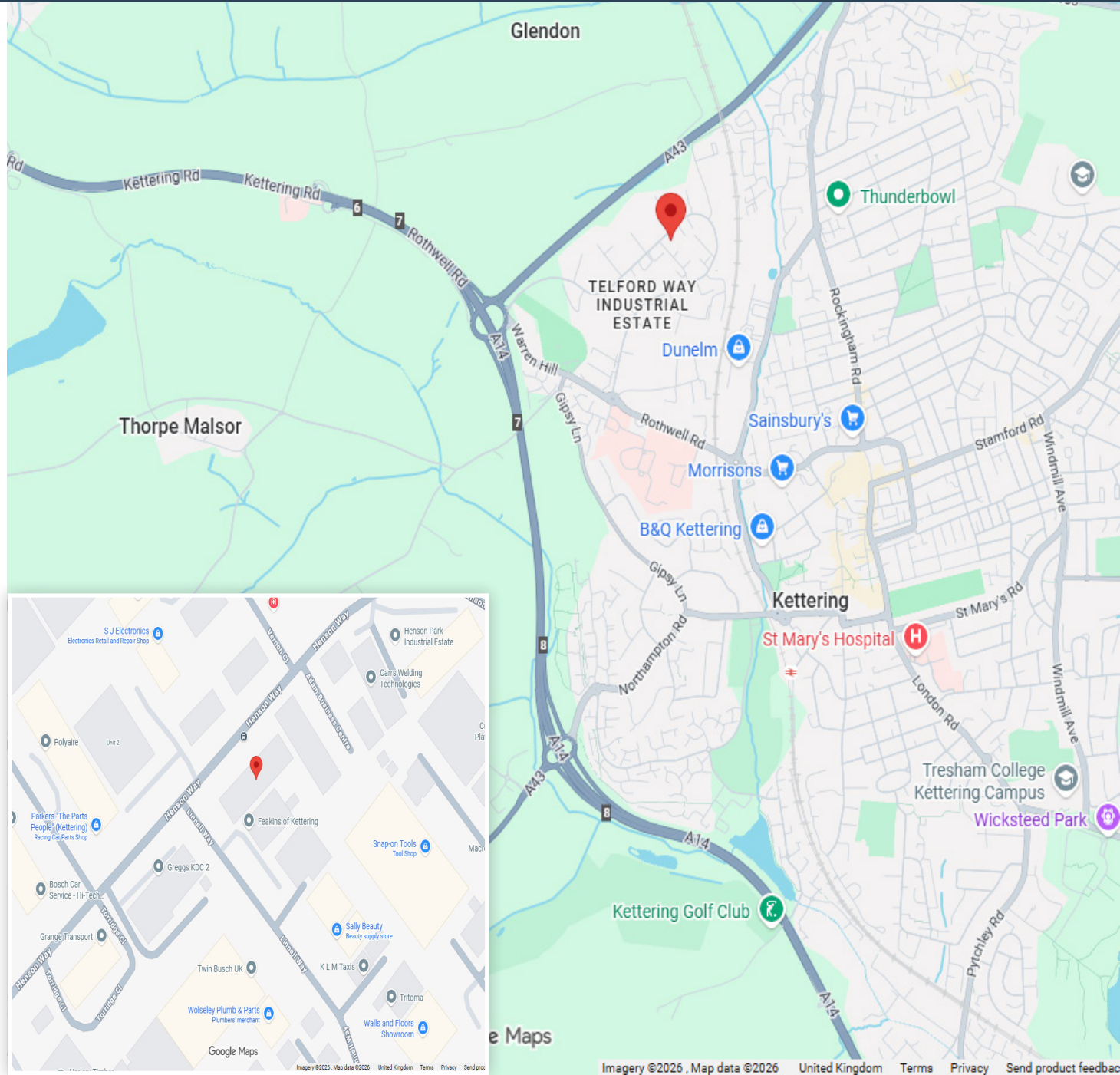
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

Location

The property is located on the Telford Way Estate and occupies a prominent location on the corner of Linnell Way and Henson Way with Telford Way itself being just off J7 of the A14.

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 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.





GREGGS KDC3

MK Scales Ltd

Hi-Tech/Automation

Kettering Roofing Ltd

Kettering Precision Engineering Ltd

Trading Base Limited

Walls and Floors Showroom

Joseph Parr (Northants) Ltd Building & Timber...

