

Office

To Let



3 Cherry Hall Road, Kettering Business Park,
Kettering, Northants, NN14 1UE

FileNo/2026/KO



3 Cherry Hall Road

Kettering Business Park, Kettering, Northants, NN14 1UE



Agreement

To Let



Detail

Office



Rent

£30,000 pax



Size

2,000 sq ft
(185.81 sq m)



Location

Kettering, NN14 1UE



Property ID

File No/2026/KO

For Viewing & All Other Enquiries Please Contact:



Gilbert Harvey

BSc (Hons) MRICS

Director

T: 01536 483400

M: 07730 416962

E: gilbert.harvey@eddisons.com



Kevin O'Dell

Senior Surveyor

T: 01536 483400

M: 07484 928159

E: kevin.odell@eddisons.com

Property

The property is a modern semi-detached office premises with brick / block cavity walls with part attractive cedar cladding to some external elevations under a pitched, slate roof.

Windows and external access doors are double glazed aluminium powder coated units with the office laid out to entrance lobby, including lift to the first floor, and main staircase with two wc's including disabled access on the ground floor. Office space being largely open plan with three small partitioned offices.

On the first floor, from the lift / staircase leads into a lobby with direct access to single wc and disabled access wc leading into the main office area with large open plan space with some partitioning for storage, meeting room and kitchen area.

There are suspended ceilings fitted throughout with inset fluorescent lighting, carpeting and raised access floors to allow data cabling with heating via a combination of gas central heating boiler and supplemented by comfort cooling heating cassettes.

Accommodation

The property has been measured on a net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and we calculate this provides the following floor area:-

Area	m ²	ft ²
Total NIA	185.81	2,000
Each floor is equally split.		

Services

The property has all mains services connected, including electricity, water, mains drainage and gas.

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

We understand that the offices have planning for Class E use (Offices).

Interested parties are advised to make their own investigations to North Northants Planning Department on 0300 126 3000.

Rates

Charging Authority: North Northants Council
Description: Offices and Premises
Rateable Value: £26,750
Period: 2026-2027

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 D/81

Tenure

The property is available **To Let** on a new standard Full Repairing and Insuring lease, with rent review pattern and length of lease open to negotiation.

Rent

£30,000 per annum exclusive

Service Charge

A service charge which covers the upkeep and maintenance of the estate / common areas will be applicable. Information available upon request from the agents.

VAT

All figures quoted are exclusive of VAT that will be applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction. However, the ingoing tenant is to first provide a legal undertaking to cover the landlord's abortive legal fees in the event that the tenant withdraws from the transaction once terms are agreed.

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 office is located on the Kettering Business Park that is situated on the A43 dual carriageway that links Kettering and Corby and is within a 5 minute drive time of J7 of the A14 dual carriageway that connects the M1/M6 to the west and the A1/M11 to the east giving excellent access to the surrounding country's motorway network.

Kettering has a mainline railway station within a 10 minute drive and offers an hourly direct service to London St Pancras International with a journey time of under an hour.

Kettering Business Park is situated within a very well landscaped environment with excellent amenities including the Holiday Inn, Miller & Carter Pub Restaurant, drive-thru Starbucks and petrol filling station incorporating a Spar and Subway.





