

**ONLY TWO  
UNITS AVAILABLE**



# PYTCHLEY

BUSINESS PARK

ORION WAY | KETTERING | NORTHANTS | NN15 6NL



## BRAND NEW BUSINESS UNITS

**3,235 – 6,777 SQ FT (300.57 – 629.59 SQ M)**

### TO LET

- READY FOR IMMEDIATE OCCUPATION
- LOCATED JUST OFF JUNCTION 9 OF THE A14
- PRESTIGIOUS UNITS ON A WELL MANAGED AND SECURE ESTATE
- BREEM VERY GOOD / EPC A RATED

## LOCATION

The site is located in an extremely prominent location just off junction 9 of the A14 in Kettering.

The A14 provides direct dual carriageway access to the A1, M1, M6 and the national motorway network.

The surrounding area has an excellent mix of retail and leisure occupiers including Tesco, Aldi, Next, Laura Ashley, Currys, McDonalds, KFC, Pizza Hut, Nandos, Frankie & Bennys and a number of other national pub and restaurant chains.

Business occupiers in the area include The Driving Standards Agency, RCI Europe, Towergate, National Accident Helpline, NHS, Knights of Old, IM Kelly, Sterling Press and Padders.

## THE DEVELOPMENT

Pytchley Business Park comprises a gated development of 13 business units of between 2,214 sq ft and 10,000 sq ft on a secure well managed site.

The units have been constructed to an excellent level of specification and provide the following:

- Ground floor offices
- W/C facilities
- Kitchenette
- 6m min eaves
- Warehouse lighting
- Loading door
- 3 phase power
- Allocated car parking and loading area
- BREEAM Very Good

## SERVICE CHARGE

Tenants will pay a contribution towards the cost of maintaining the communal areas by way of a service charge.

The cost will be apportioned fairly across the development and a copy of the service charge budget is available on request.

## BUSINESS RATES

The available units have the following Rateable Values:-

Unit 2 - £15,000

Unit 4 - £14,500

The Uniform Business Rate for 2019/20 is 0.491p in the £.

It is possible that Small Business Rates may be applicable for this property. We would recommend that occupiers satisfy themselves of both the Rateable Value and the availability of Small Business Rates Relief.



## SERVICES

The units benefit from all mains services (with the exception of gas). Interested parties are invited to make their own enquiries in this regard.

## TERMS

The units are available by way of a new full repairing and insuring lease on terms to be negotiated

Quoting terms are available on application.

## EPC

The units have the following Energy Performance Rating:-

Unit 2 - 23 in Band A

UNIT 4 - 16 in Band A

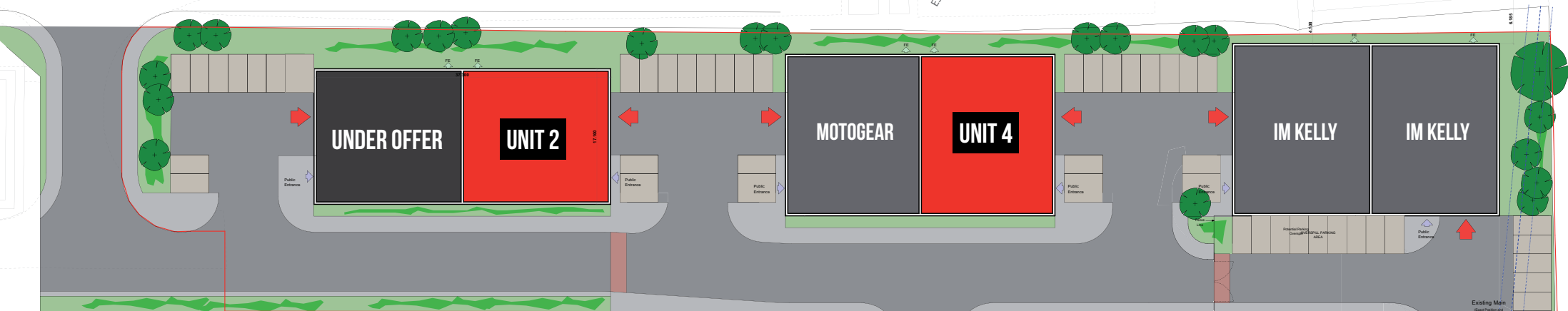


For further information, please contact the sole agents:

**RICHARD BAKER**  
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ORION WAY

The Constellations



**SCHEDULE OF ACCOMMODATION**

UNIT 1	UNDER OFFER	
UNIT 2	3,235 SQ FT	(300.57 SQ M)
UNIT 3	MOTOGEAR	
UNIT 4	3,542 SQ FT	(329.15 SQ M)
UNIT 5	RICHMOND CERAMICS	
UNIT 6	RICHMOND CERAMICS	
UNIT 7	HYDRAQUIP	
UNIT 8	SPARK ANGELS	
UNIT 9	RICHMOND CERAMICS	
UNIT 10	INTERNATIONAL TOOLS	
UNIT 11	IM KELLY	
UNIT 12	IM KELLY	
UNIT 14	KETTERING SELF STORE	

