



Kettering Leisure Village, Thurston Drive,
Kettering, Northants, NN15 6PB

FileNo/2026/AL

Kettering Leisure Village

Thurston Drive, Kettering, NN15 6PB



Agreement

To Let



Detail

Office



Rent/Price

£30,000pa + VAT



Size

245.21 sq m (2,639 sq ft)



Location

Kettering, NN15 6PB



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



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AssocRICS

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Property

The accommodation comprises a self contained first floor office suite accessed through the main reception area of Kettering Leisure Village (Balance Health Club).

The accommodation has most recently been used for medical purposes and is fitted out to provide 5 cellular offices, reception, large meeting room, and managers office together with WC and kitchenette.

The offices are fitted with suspended ceilings, air conditioning and a mixture of laminated flooring and carpeting.

The location benefits from excellent parking with 550 spaces in total available on a first come first served basis.

Occupiers would also be able to take advantage of the on-site leisure facilities at an additional cost.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that it provides the following net internal floor area.

Area	m ²	ft ²
Total NIA	245.21	2,639

Energy Performance Certificate

The property has an EPC rating of B31

Services

We understand that mains electric and water are 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

We understand that the property has consent for Class E (offices).

Interested parties are advised to make their own investigations to the Local Planning Authority as to their intended use.

Rates

Charging Authority: North Northants Council

The offices are currently on two separate assessments and will therefore need to be reassessed as a whole on completion of the lease.

For an indication of the likely annual business rates payable follow the link below:

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 to let on a new lease for a term of years to be agreed

Rent

£30,000 per annum plus VAT.

Service Charge

In addition to the rent a service charge will be payable to cover a contribution towards the upkeep and maintenance of the common areas of the building together with utilities.

VAT

VAT may be charged in addition to the rent at the prevailing rate

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

Kettering is a market town in North Northamptonshire with a population of approximately 63,000 and lies 15 miles north east of Northampton.

Kettering Leisure Village is located on Thurston Drive approximately 1.6 miles to the south of Kettering Town Centre and has easy access to the A14 (J8) via Lake Avenue.

Kettering's mainline train station is approximately 1 mile away and has with direct access to London St Pancras International within an approximately 1 hour journey time with up to 4 trains per hour.





