



**FOR SALE / TO LET**

- DESIGN AND BUILD OPPORTUNITIES FROM 5,000 – 30,000 SQ FT (464.51 – 2,787 SQ M)
- PRESTIGIOUS HQ OFFICE BUILDINGS TO BE BUILT TO AN EXCELLENT LEVEL OF SPECIFICATION
- LOCATED DIRECTLY OFF JUNCTION 8 OF THE A14 IN KETTERING

**Cransley Office and Innovation Park** forms part of the larger Cransley Park Development in Kettering, Northamptonshire.

To the rear is a recently completed speculative development of five warehouse buildings. The remaining 3 parcels of land are to be developed by Tansor Ziran Limited who will be developing a drive-thru coffee shop and other similar uses, small industrial/warehouse units and an office and innovation park providing total space of 46,000 sq ft.

This prestigious development is located in a prominent and highly visible position directly off junction 8 of the A14 and is an attractive position for local, regional and national companies.

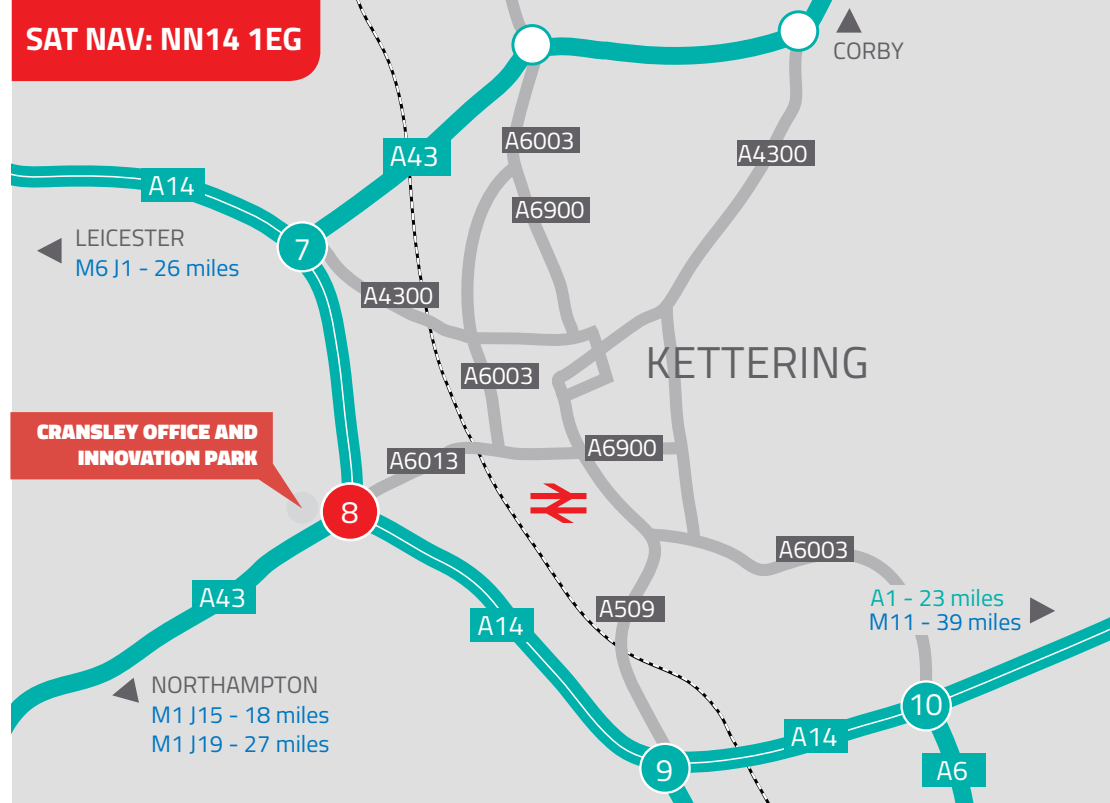
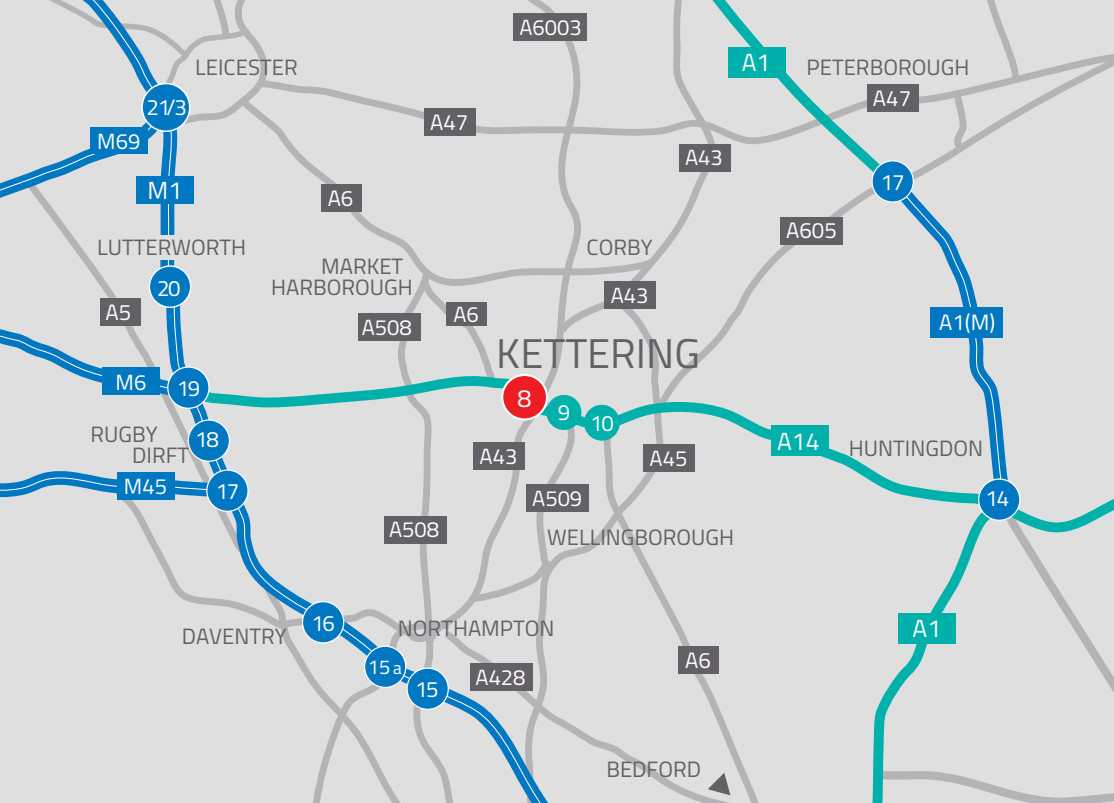
## Specification

It is intended that the offices within the Cransley Office and Innovation Park will benefit from the following amenities/ specification:-

- Grade A offices that are constructed to an excellent level of specification
- Fully accessible raised floors
- Suspended ceilings with LED lighting
- Air conditioning
- Flexible open plan office space
- Kitchenette/staff facilities
- Carpeted throughout
- Excellent levels of car parking
- The offices can be designed to meet occupiers individual requirements







## Location

Cransley Office and Innovation Park offers a prime business location that is located in the heart of an excellent road network, with direct access to Junction 8 of the A14 and the A43, both giving rapid access to the M6, M1, A1, M11 and A45.

Regular fast rail connections are available from Kettering Station via East Midlands Trains, with standard journey times to London St Pancras International of 50 minutes.

Cransley Office and Innovation Park will also have a dedicated bus stop which will be served by the X10 route (Stagecoach Midlands) providing good access to the surrounding areas for local staff and visitors.

## Terms

The properties are available on either a freehold or leasehold basis with terms available on application.

## Legal Costs

Each party will be responsible for their own costs incurred in respect of any transaction.

## VAT

All terms are quoted exclusive of VAT which will be applicable at the standard rate.

## Contact

For further information with regards to this exciting project please contact joint sole agents:

Simon Parsons / Kevin O'Dell

Richard Baker / Ian Harman

[simon.parsons@berrys.uk.com](mailto:simon.parsons@berrys.uk.com)

[kevin.odell@berrys.uk.com](mailto:kevin.odell@berrys.uk.com)

[richardbaker@prop-search.com](mailto:richardbaker@prop-search.com)

[ianharman@prop-search.com](mailto:ianharman@prop-search.com)