



2,632.22 sq m (28,333 sq ft)

Property Highlights

- Secure site
- 500kva electricity supply
- Site area approximately 1.5 acres
- Ample car parking

For more information, please contact:

Gemma Constantinou
Cushman & Wakefield
+44 (0)115 901 5112
Gemma.Constantinou@cushwake.com

Gilbert Harvey
Budworth Hardcastle
+44 (0)1536 484400
Gharvey@budworthhardcastle.com



Location

Kettering is located off the A14 which gives dual carriageway access between the A1 (25 miles) to the east, and the M1/M6 to the west (20 miles). The property is located on the popular Telford Way Industrial Estate which is situated directly off Junction 7 of the A14.

Description

The property comprises two detached buildings linked by a canopy situated on a large site offering good parking and accessibility. Part single and part two storey offices are situated to the front and side elevations of the main building, with additional offices within the works area.

The main building is of two bay steel frame construction with brick and block elevations to low level surmounted by lined profile steel cladding. The roof is clad with profile steel sheets incorporating double skin roof lights. The unit is lit by fluorescent strip lighting and heated by gas fired warm air blowers. The building is accessed to the side elevation by two concertina doors and has an eaves height of approximately 4.93m. There are toilet and kitchen facilities together with changing rooms within the works area.

The offices are situated to the side and front elevation of this unit, and are part single storey and part two storey. The offices provide a combination of private and general accommodation together with reception and meeting rooms. The specification is generally painted plaster walls, carpet tiled floors, suspended ceiling with recessed fluorescent strip lights, and wall mounted radiators.

Additional two storey offices have been constructed within the works area providing offices and stores at ground floor level, and offices at first floor.

The offices in the main are air conditioned with suspended ceilings and surface mounted fluorescent strip lights.

The separate warehouse is of single bay steel portal frame construction with brick and block elevations surmounted by lined profile steel cladding. The pitched roof is clad with profile steel sheeting incorporating double skin roof lights. The unit is lit by high bay lighting and heated by gas fired warm air blowers. Access is via two up and over doors to the side elevation. The unit has a clear working height of approximately 6m.

The yard/warehouse area is securely fenced with two gated points of access. Car parking is to the front of the main warehouse.

Accommodation

Description	Sq M	Sq Ft
Main Warehouse		
Ground Floor Offices	242.27	2,608
Warehouse Offices/Stores	247.25	2,661
Production Area	1,139.76	12,269
1 st Floor Offices	101.87	1,097
Warehouse 1 st Floor Offices	248.08	2,670
Sub Total GIA	1,979.23	21,305
Warehouse 2	627.24	6,752
External Store	25.65	276
Total GIA	2,632.12	28,333

(Excludes mezzanine

1,510 sq ft.)

All main services are understood to be provided. We understand that the electricity supply is currently 500kva.

Tenure

The property is available by way of an assignment of the existing 15 year FRI lease from March 2006. Alternatively our client may consider a sub-lease for a term of years by negotiation. The current rent is £122,600 per annum exclusive.

Rates

The 2010 adopted rateable value is understood to be £112,000. The rates payable (2010/11) are £46,368. This may be subject to a transitional premium/relief.

VAT

VAT is payable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs involved in this transaction.

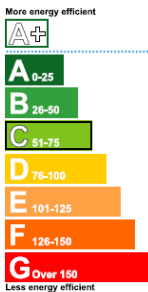
Reference

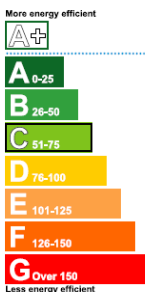
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Viewings

Strictly by appointment with the joint sole agents, Cushman & Wakefield and Budworth Hardcastle.

EPC

Energy Performance Certificate		HM Government
Non-Domestic Building		
WAREHOUSE 1 & OFFICES Greenshires Group Ltd 14 Telford Way Telford Way Industrial Estate KETTERING NN16 8UN	Certificate Reference Number: 0050-3904-0342-3401-3054	
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd .		
Energy Performance Asset Rating		
More energy efficient  Net zero CO ₂ emissions This is how energy efficient the building is: 68		
Technical Information		Benchmarks
Main heating fuel: Natural Gas Building environment: Heating and Natural Ventilation Total useful floor area (m ²): 1963 Building complexity (NOS level): 3 Building emission rate (kgCO ₂ /m ²): 58.89	Buildings similar to this one could have rating as follows: 24 If newly built 64 If typical of the existing stock	
Green Deal Information		
The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.		

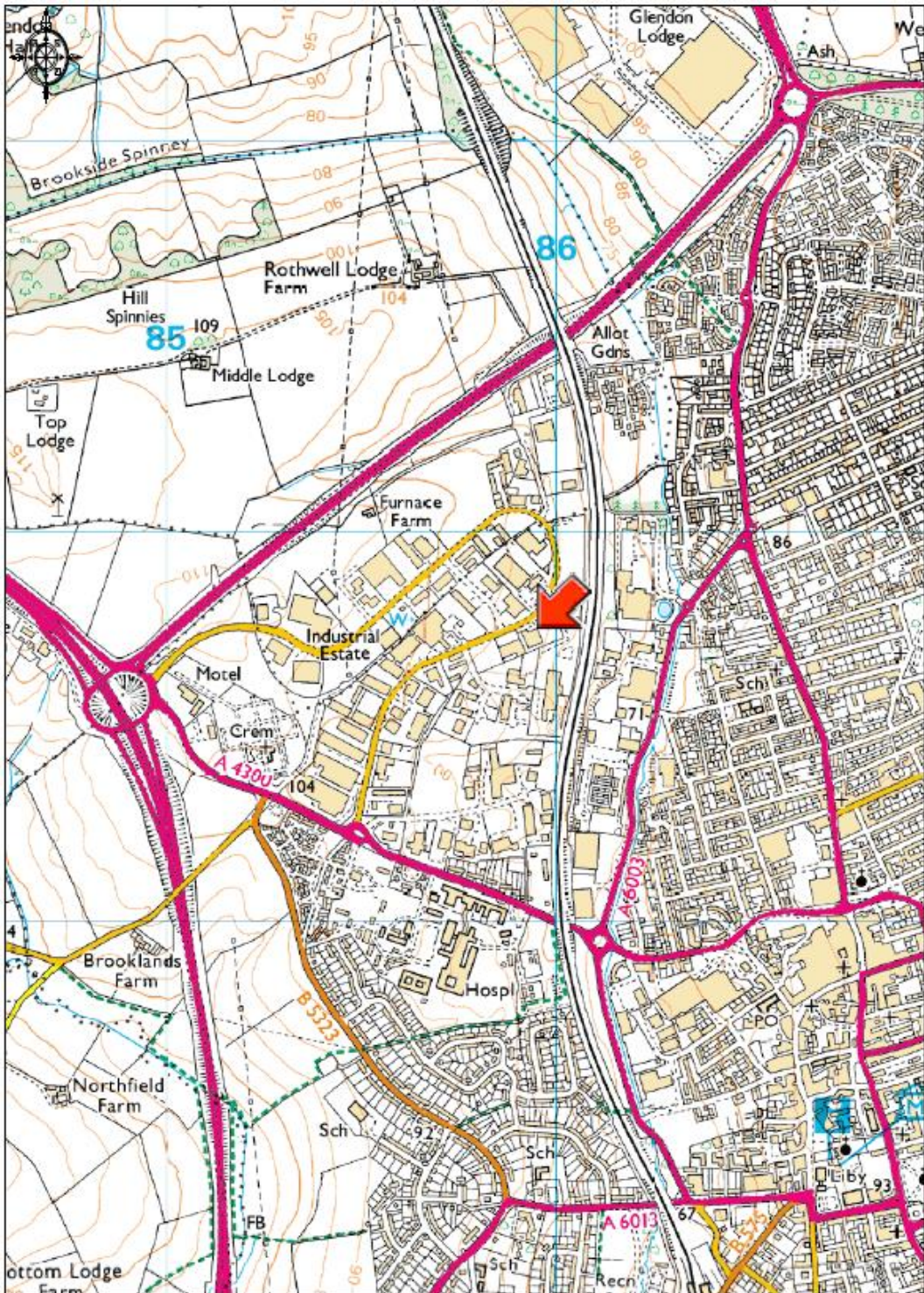
Energy Performance Certificate		HM Government
Non-Domestic Building		
WAREHOUSE 2 Greenshires Group Ltd 14 Telford Way Telford Way Industrial Estate KETTERING NN16 8UN	Certificate Reference Number: 9335-3005-0024-0302-4405	
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd .		
Energy Performance Asset Rating		
More energy efficient  Net zero CO ₂ emissions This is how energy efficient the building is: 62		
Technical Information		Benchmarks
Main heating fuel: Natural Gas Building environment: Heating and Natural Ventilation Total useful floor area (m ²): 624 Building complexity (NOS level): 3 Building emission rate (kgCO ₂ /m ²): 94.97	Buildings similar to this one could have rating as follows: 25 If newly built 65 If typical of the existing stock	
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**CUSHMAN &
WAKEFIELD**

TO LET (MAY SELL) Industrial Premises

Telford Way, Kettering, Northamptonshire NN16 8UN



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