

Light Industrial Unit with High Office Content

To Let



Unit 3 Constellation Park, Orion Way,
Kettering, Northants, NN15 6NL

FileNo/2026/AL



Unit 3 Constellation Park

Orion Way, Kettering, Northants, NN15 6NL



Agreement

To Let



Detail

Light Industrial Unit with
High Office Content



Rent

£35,000 pax



Size

278.42 sq m
(2,997 sq ft)
Plus Mezzanine
140.95 sq m
(1,517 sq ft)



Location

Kettering, NN15 6NL



Property ID

File No/2026/AL

For Viewing & All Other Enquiries Please Contact:



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Property

The property is a mid terrace light industrial/warehouse unit of portal steel frame construction. The front elevation is of brick cladding to approximately 1m high with insulated steel cladding above. The roof is clad with insulated steel sheeting incorporating translucent roof lights.

Loading access to the property is via 1 No electric up and over type loading door approximately 4.5m wide x 4.4m high. Pedestrian access is via a glazed door to the side. Internally the property has ground floor office space of block work construction with carpeted floors, plastered and painted walls, wall mounted trunking.

The property also has first floor mezzanine/storage which sits above the offices and is accessed via an internal staircase from the warehouse. The property has shared yard space to the front and 5 car parking spaces.

Accommodation

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

Area	m ²	ft ²
Warehouse	140.10	1,508
Grnd Floor Office / Ancillary	138.33	1,489
Mezzanine	170.95	1,517
Total GIA	419.38	4,514

Services

We understand that mains water, electricity and drainage supplies are available and 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 B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: North Northants Council
Description: Warehouse and Premises
Rateable Value: Currently jointly assessed with the neighbouring unit

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/89

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£35,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

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

Constellation Park is located on the popular Pytchley Lodge Road industrial estate with Orion Way providing direct access to Pytchley Lodge Road and the A14 via J9.

The A14 provides direct access between the wider motorway networks of the M1/M6 interchange located approximated 25 miles to the west and the east coast ports of Felixstowe and Harwich to the east.





