

ONLY THREE
UNITS REMAINING



PYTCHLEY

BUSINESS PARK

ORION WAY | KETTERING | NORTHANTS | NN15 6NL



BRAND NEW BUSINESS UNITS

2,214 - 4,428 SQ FT (205.71 - 411.37 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
- BREEAM 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 9 - £11,000

Unit 10 - £11,000

Please note that the Government has announced that businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will not pay rates. We would recommend that occupiers satisfy themselves of these figures and obtain further information through the Local Authority Rating Office.

SERVICES

All mains services will be provided into the units and occupiers will be required to arrange for them to be connected as required.

Quoting terms are available on application.

TERMS

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

EPC

The units will have an Energy Performance Rating of A.



For further information,
please contact the sole agents:

RICHARD BAKER
richardbaker@prop-search.com

ORION WAY

The Constellations



SCHEDULE OF ACCOMMODATION

UNIT 1	WK DIRECT	
UNIT 2	3,235 SQ FT	(300.57 SQ M)
UNIT 3	MOTOGEAR	
UNIT 4	IM KELLY	
UNIT 5	RICHMOND CERAMICS	
UNIT 6	RICHMOND CERAMICS	
UNIT 7	HYDRAQUIP	
UNIT 8	SPARK ANGELS	
UNIT 9	2,214 SQ FT	(205.71 SQ M)
UNIT 10	2,214 SQ FT	(205.71 SQ M)
UNIT 11	IM KELLY	
UNIT 12	IM KELLY	
UNIT 14	KETTERING SELF STORE	

