

# Headquarter Distribution/Industrial Unit.

FOR SALE (MAY LET)

*91,572 SQ FT (8,507 SQ M).*  
*Garrard Way, Telford Way Industrial*  
*Estate, Kettering, NN16 8TD.*

*Due to Relocation*

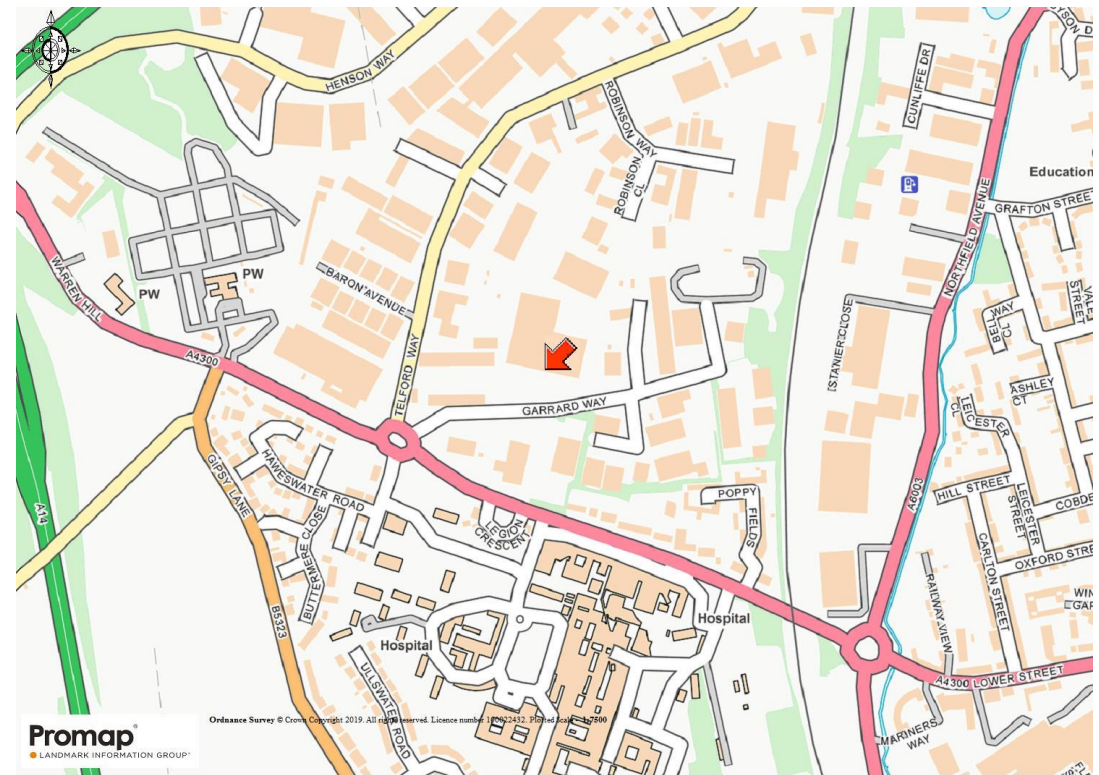




# Property Summary.

The property comprises a detached industrial/warehouse building having offices to the front elevation and is of steel portal frame construction;

- Single storey steel portal frame unit
- 9.75 m to underside of haunch
- 12 m to ridge
- 2 dock and 2 level access loading doors – ability to increase
- Racking and lighting
- Three storey office accommodation
- 60m deep secure yard
- Extensive onsite parking provision



## Location.

The property is located in the established Telford Way Industrial Estate situated just off J7 of the A14 dual carriageway giving excellent access to UK surrounding Motorway network with the M1/M6 to the West and the A1/M to the East.

The A14 connects to the M1/M6 interchange 25 miles to the West and the M11/A1 40 miles to the East which in turn leads to the East Coast ports of Felixstowe and Harwich.

Kettering has excellent rail links to London St Pancras International with a journey time of approximately 1 hour.



## FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	46,462	4,317
Bay 2	25,469	2,366
GF Offices & Stores	6,547	608
FF Offices	6,547	608
SF Offices	6,547	608
Total	91,572	8,507

## TERMS

The building is available on a freehold basis. Alternatively, the building may be available by way of a new lease subject to the terms agreed.

## SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

## EPC

The Energy Performance Certificate is available on request.

## RATEABLE VALUE

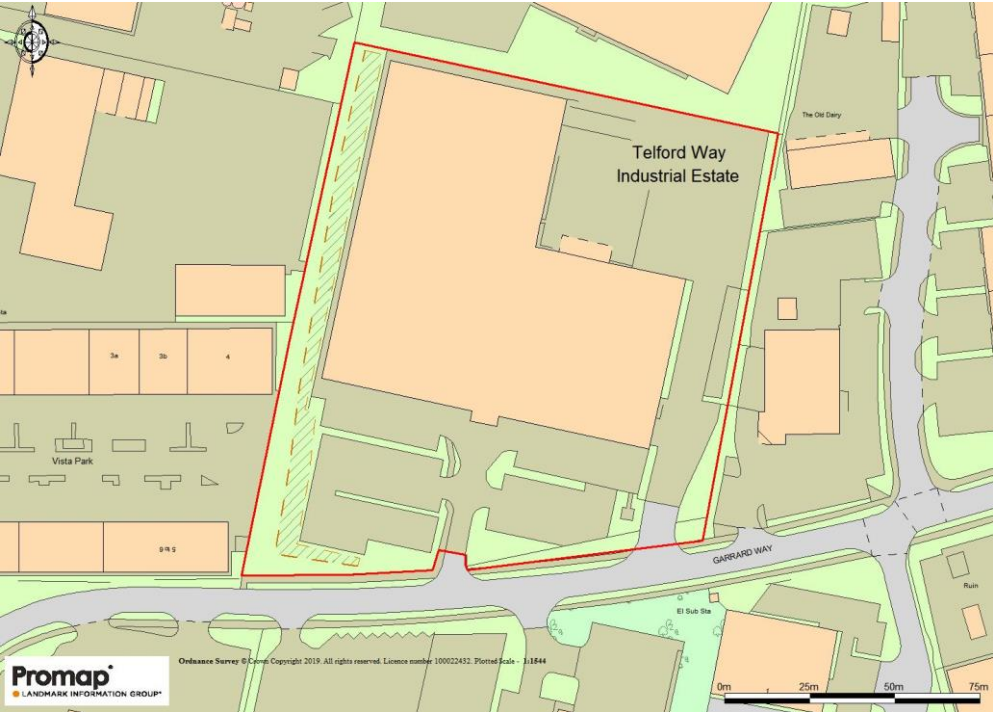
The 2017 Rateable Value is £345,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

## LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

## VAT

VAT may be payable on any transaction at the prevailing rate.





# Contact.



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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