



SMALL BUSINESS UNITS OF BETWEEN **2,500 SQ FT AND 16,250 SQ FT** (232.25 – 1,509.66 SQ M)

FOR SALE / TO LET

- **BRAND NEW INDUSTRIAL/WAREHOUSE BUSINESS UNITS**
- **TO BE CONSTRUCTED TO AN EXCELLENT LEVEL OF SPECIFICATION**
- **LOCATED DIRECTLY OFF JUNCTION 8 OF THE A14 IN KETTERING**

Cransley Court will form part of the larger Cransley Park Development in Kettering, Northamptonshire.

St Francis Group and Richardson Capital Limited have recently completed the speculative development of 5 warehouse buildings providing total space of 270,000 sq ft. The remaining 3 parcels of land are to be developed by Tansor Ziran Limited who will be developing a drive-thru coffee restaurant and other similar uses. Approx. 16,250 sq ft of business/industrial warehouse units and additional office buildings.

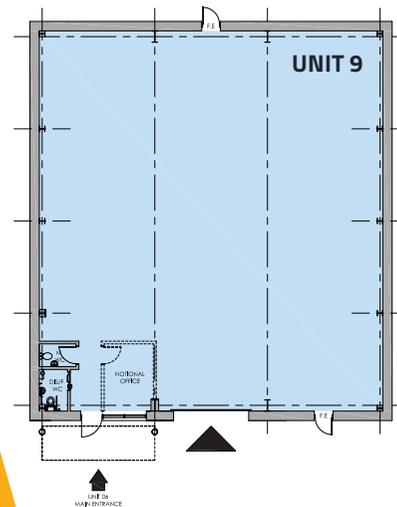
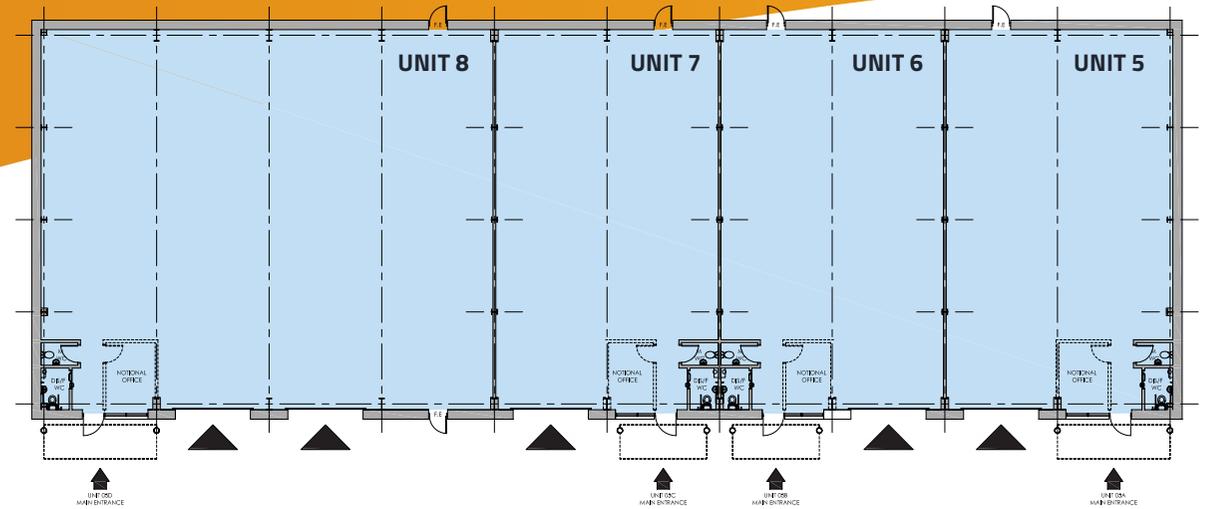
This prestigious development is located in a prominent position directly off junction 8 of the A14 and is an attractive proposition to local, regional and national companies.

Specification

Cransley Court will comprise a range of small business units of between 2,500 and 16,250 sq ft that will be constructed to an excellent level of specification.

It is intended that the units will benefit from the following specification/amenities:-

- **6.0m minimum eaves height**
- **Each unit will be served by an up and over loading door**
- **Allocated car parking**
- **Excellent access yard**



Accommodation

It is intended that the following units will be constructed on the site:-

Unit 5	2,500 sq ft	(232.25 sq m)
Unit 6	2,500 sq ft	(232.25 sq m)
Unit 7	2,500 sq ft	(232.25 sq m)
Unit 8	5,000 sq ft	(464.50 sq m)
Unit 9	3,750 sq ft	(348.38 sq m)
Total	16,250 sq ft	(1,509.66 sq m)

The units are available individually or by combination.

CRANSLEY COURT

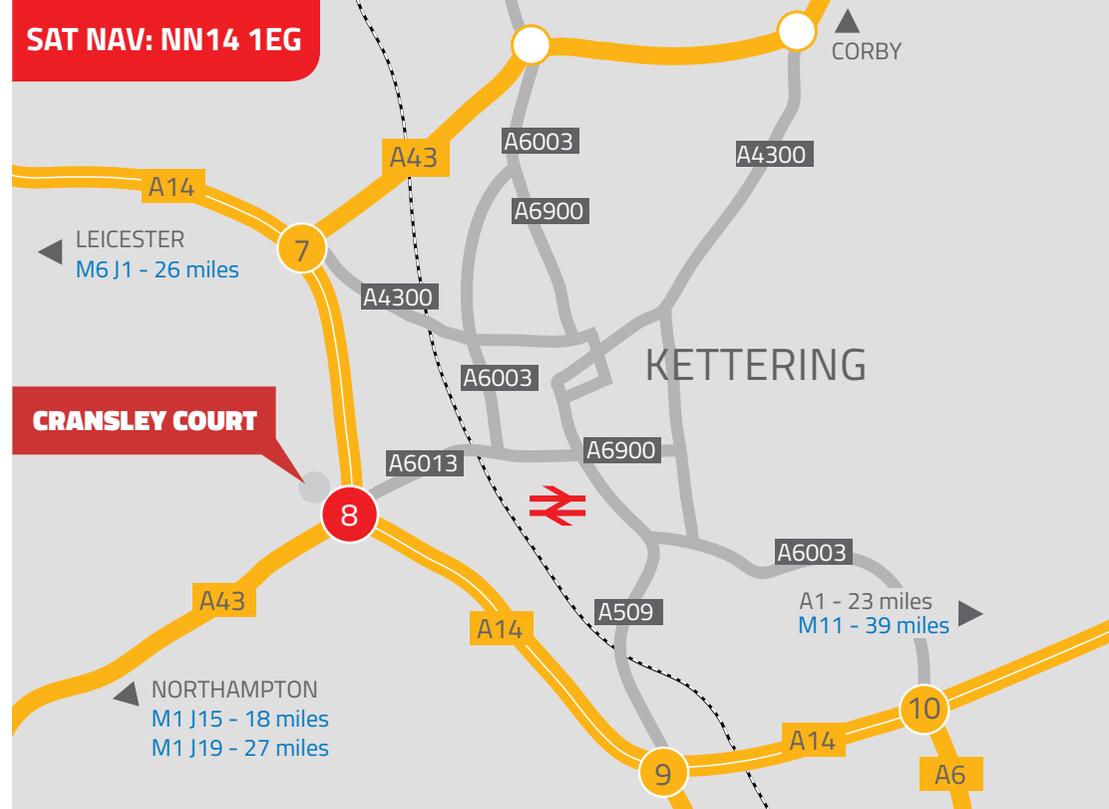
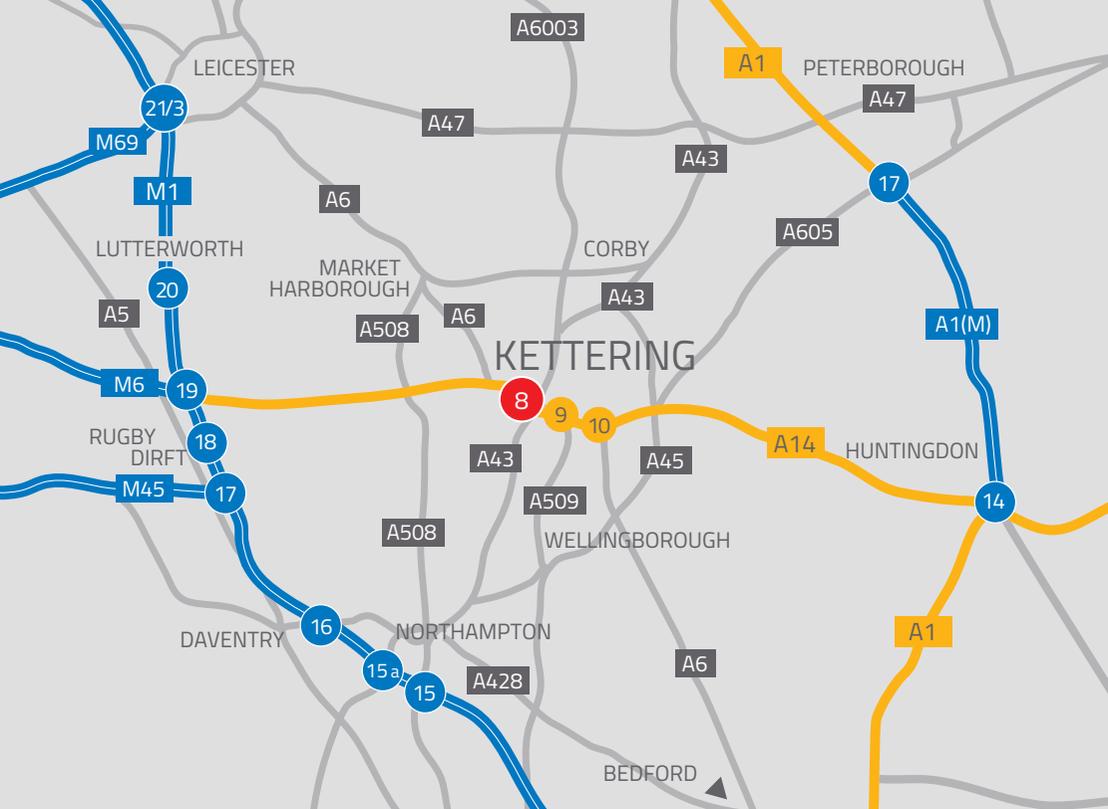
JUNCTION 8 A14 | KETTERING | NN14 1EG

A14



A43

Cransley Court will comprise a range of small business units of between 2,500 and 16,250 sq ft (232 - 1,510 sq m)



Location

Cransley Court 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 Court 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

Units are available either on a virtual freehold or leasehold basis with terms available on application.

Service Charge

Each unit will be responsible for a service charge which will be levied on a proportionate basis for the upkeep of the communal areas.

VAT

All prices are quoted exclusive of VAT, which is chargeable.

Business Rates

The units have not yet been assessed for business rates purposes.

Contact

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

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