

Property Particulars

TO LET

**9 ADAM BUSINESS
CENTRE
TELFORD WAY
INDUSTRIAL ESTATE
KETTERING, NORTHANTS
NN16 8PX**



TYPE OF PROPERTY FACTORY/WAREHOUSE/
TRADE COUNTER/QUASI RETAIL

LOCATION VERY CLOSE TO JUNCTION 7 OF THE
A14 (SEE REVERSE)

ACCOMMODATION GROUND FLOOR 2,169 SQ FT
(201.5M²) - MEZZANINE 537 SQ FT (50M²)

EPC D (90)

TENURE LEASEHOLD - MINIMUM 3 YEAR FRI LEASE
GUIDE RENT - £18,750 PER ANNUM EXC S.C

VAT N/A

LEGAL COSTS TENANT TO CONTRIBUTE TO
LANDLORDS FOR LEASE

SERVICES MAINS WATER, ELECTRICITY, GAS &
DRAINAGE. GAS BLOWER HEATING

RATES RV £12,500 - RATES PAYABLE APPROX
HALF RV, IF APPLICABLE (SMALL BUSINESS RELIEF MAY
BE APPLICABLE - PLEASE CONTACT KBC - 01536 410333)

VIEWING VIA GORELL BARNES 01536 330100 /
john@gorellbarnes.com
OR BERRYS 01536 517777 / james.fulton@berrys.uk.com

****Note:** The Agents have a financial interest in
No 9 Adam Business Centre

DESCRIPTION

- ★ RARELY AVAILABLE
- ★ PRIME SMALL INDUSTRIAL
UNIT/WAREHOUSE UNIT
- ★ MODERN
- ★ 6M EAVES
- ★ PARKING FOR 4 CARS, PLUS
OVERSPILL
- ★ GOOD LOADING
- ★ OFFICE
- ★ STORE & W.C'S
- ★ IDEAL FOR DISTRIBUTION
- ★ RARE OPPORTUNITY FOR
SMALL BUSINESS
- ★ FLEXIBLE TENURE



KETTERING

Kettering is a town in Northamptonshire, England. It is situated about 81 miles (130 km) from London. Kettering is mainly situated on the west side of the River Ise, a tributary of the River Nene which meets at Wellingborough. At the 2001 census the borough had a population of 81,844 whilst the town proper had a population of 51,063. Being part of the Milton Keynes South Midlands (MKSM) study area along with other towns in Northamptonshire, the town is due to get at least 6,000 additional homes, mainly to the east of the town by 2031. The masterplan has just been adopted (July 14th 2016).

TELFORD WAY INDUSTRIAL ESTATE has immediate access to the A14 (J7) connecting the M1 and also the A1, some 20 minutes away. The Estate has a mixture of occupiers, including retail, trade and refreshment facilities.

PROPERTY SERVICES

- ★ Valuation
- ★ Relocation
- ★ Sales & Lettings
- ★ Development
- ★ Investment
- ★ Acquisition
- ★ Rating Reductions
- ★ Management
- ★ Building Surveying
- ★ Planning
- ★ Landlord and Tenant
- ★ Lease Restructuring
- ★ Unique Property Marketing

MISDESCRIPTIONS ACT

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&
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