

PRELIMINARY PARTICULARS

**1-2 GRAFTON COURT
KETTERING PARKWAY
KETTERING VENTURE PARK
NORTHANTS
NN15 6XR**



- APPROX 15,668 SQ FT
- 62 CAR SPACES
- MODERN OPEN PLAN SPACE
- NEW LEASE - £175,000 PAX



LOCATION

Kettering Venture Park is an established Regional Business Centre located immediately adjacent to the A45 dual carriageway on the A509 southern approach to Kettering. Nearby amenities include a retail park, (Next, Argos and B&M), multi-screen cinema and a Tesco superstore.

Occupiers include RCI Wyndham, National Accident Helpline, Kettering Park Hotel and Spa, Busy Bees Nursery and Logistex.

Kettering railway station (London St Pancras International – quickest journey time 53 minutes) is less than 3 miles away.

The town is approximately 45 miles from Cambridge and 60 miles from Birmingham and the A45 provides direct access to the M1/M6 to the west and the A1 to the east.

DESCRIPTION

A modern detached two-storey quality office completed in 2005.

The property offers good open plan space with double glazing, suspended ceilings with inset lighting, full access raised floors and carpeting throughout.

ACCOMMODATION

The property comprises circa 15,668 sq ft with 62 car spaces.

The building has recently been in single occupation and can be split as follows:

Unit One 12,138 sq ft 48 car spaces

Unit Two 3,530 sq ft 14 car spaces

EPC RATING

C 54

SERVICE CHARGE

There is a yearly service charge for the upkeep and maintenance of the Venture Park business complex which is paid quarterly. Figures available on request.

SERVICES

We understand all mains services are connected to the property however these have not been tested.



RATES

We understand the property has a Rateable Value of £110,000.

TERMS

The property will shortly be available by way of a new full repairing and insuring lease for a term of 15 years subject to upwards only rent reviews every 5th year.

Rent: £175,000 per annum exclusive.

LEGAL COSTS

Each party is to bear their own costs. However, the ingoing tenant is to provide an undertaking to cover the landlord's abortive legal cost on the basis the tenant withdraws from the transaction.

VAT

All figures quoted are exclusive of VAT.

VIEWING

For viewing and further information please contact joint agents:

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If there is any matter which is of particular interest to you, or if you wish to make an appointment to view, please contact our offices prior to undertaking travel.

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