

## **PRELIMINARY PARTICULARS**

**FOR SALE/TO LET  
ADAMS TINGLE HOUSE  
1430 KETTERING PARKWAY  
KETTERING VENTURE PARK  
NORTHANTS  
NN15 6XR**



- **APPROX 7,592 SQ FT**
- **53 CAR SPACES**
- **EXCELLENT SPECIFICATION**
- **IMMEDIATELY AVAILABLE ON A LEASE EXPIRING 24 DECEMBER 2028**
- **THERE IS A TENANT'S OPTION TO DETERMINE AS AT 24 DECEMBER 2025**
- **FOR SALE AT £1.125M or TO LET AT A RENT OF £100,000 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 Laura Ashley), multi-screen cinema and a Tesco superstore.

Occupiers include RCI, 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. 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 with an excellent specification to include:

- Comfort cooling
- Gas central heating
- Raised floors
- Double glazing
- Suspended ceilings with inset lighting
- Male and female WC's to each floor

## ACCOMMODATION

The property comprises the following:

Ground floor	3,705 sq. ft.
First floor	3,687 sq. ft.
Second floor	200 sq. ft.
Total	7,592 sq. ft.

(See plans attached)

53 on site car spaces

## EPC RATING

D 90

## 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 £79,500.

## TERMS

The property is available for sale at £1.125m. The property is currently held by way of a full repairing and insuring lease dated 3 July 2008, expiring 2 July 2023, varied to include a reversionary lease which expires 24 December 2028. Rent: £100,000 per annum exclusive. The Property is available by way of assignment. There is a tenant's option to determine as at 24 December 2025.

## LEGAL COSTS

Each party to be responsible for their respective legal costs.

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

For viewing and further information please contact:

**Ben Coleman BSc FRICS**  
ben@bencolemanassociates.co.uk

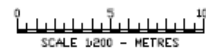
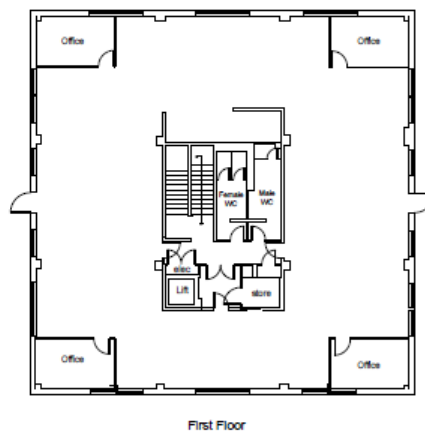
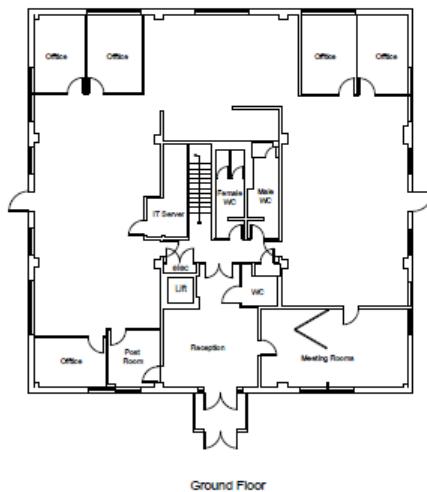
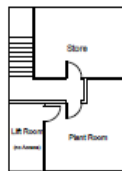


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If there is any matter which is of particular interest to you, or if you wish to make an appointment to view, please contact our offices prior to undertaking travel.

June 2021



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