

## **PRELIMINARY PARTICULARS**

**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**
- **RENT £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 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**  
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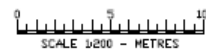
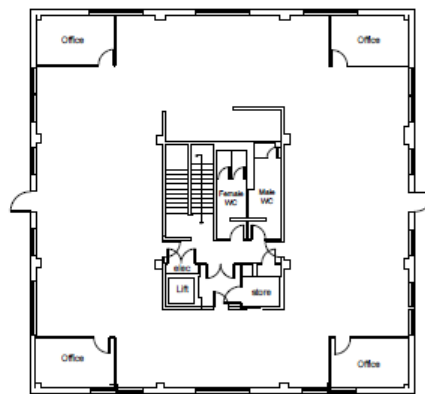
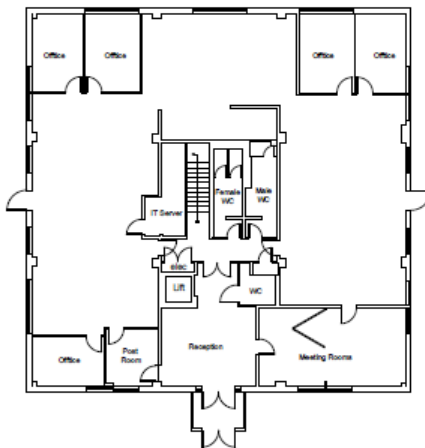
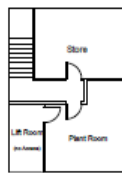


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If there is any matter which is of particular interest to you, or if you wish to make an appointment to view, please contact our offices prior to undertaking travel.

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