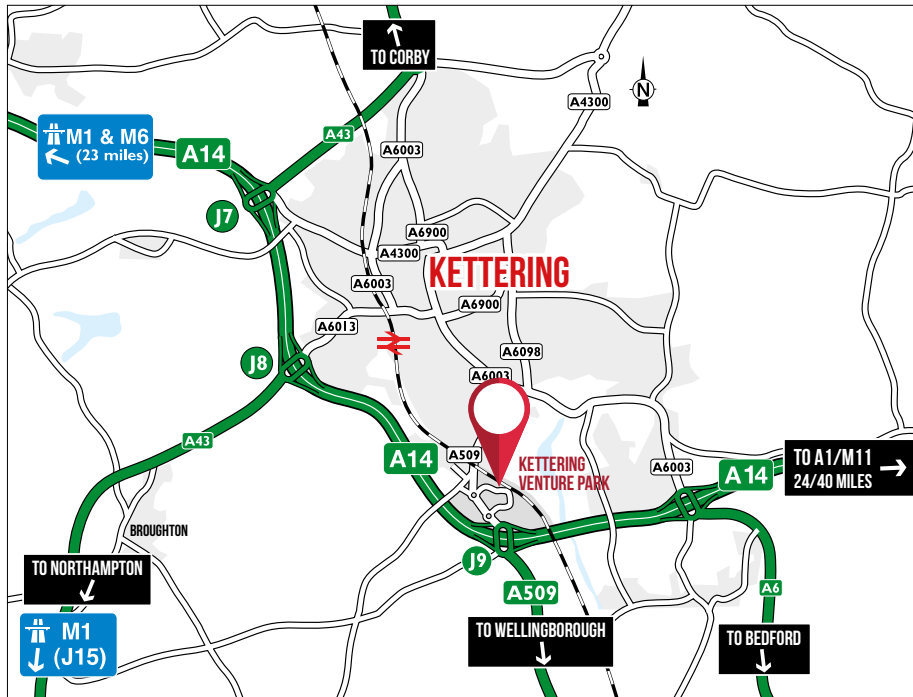




HIGH QUALITY OFFICES FOR SALE / TO LET

- FROM 1,170 SQ FT - 6,708 SQ FT (108.7 - 623.2 SQ M) IN COMBINATION
- FLEXIBLE TERMS/SERVICED OFFICES CONSIDERED
- OFFICES CAN BE SUBDIVIDED AND LET ON A FLOOR BY FLOOR BASIS
- DEDICATED BROADBAND OF UP TO 1GB/PS AVAILABLE ONTO THE ESTATE BY ARRANGEMENT
- COMFORT COOLING COMPLETE WITH REVERSIBLE HEAT PUMPS FOR HEATING
- ALLOCATED CAR PARKING (1 SPACE : 205 SQ FT NET INTERNAL AREA)
- AVAILABLE FREEHOLD OR LEASEHOLD





LOCATION

'Brooklands Court' is located on Kettering Venture Park on the southern edge of Kettering.

Kettering Venture Park (KVP) has excellent connectivity to the major road networks and lies immediately adjacent to the A14 (J9) trunk road linking directly to the M6/M1 (J18) to the west and A1/M11 to the east. It benefits from a mainline rail station a few minutes away giving a twice hourly service connecting London St Pancras and Sheffield.

Also located on 'KVP' is the 4 star 'Kettering Park Hotel' which offers all the modern amenities associated with a modern business park including restaurant, conference and health/spa club facilities.

Kettering is at the heart of a major employment and housing programme in the east Midlands and is one of the most high profile growth areas in the UK as identified in a number of recent Government economic development initiatives. With outstanding transport links, up to 75% of the UK's population is within only a two hour drive. It is located approximately 10 miles to the north east of Northampton and has nearby a number of other expanding towns allocated for similar housing and employment growth including Wellingborough and Corby.

Kettering is already home to some very well known UK and international companies including Weetabix, RCI Europe, Snap-On Tools, NFU Mutual, Grant Thornton and Velux Windows. It has a thriving town centre, large areas of attractive countryside with picturesque villages within minutes of the Venture Park and plenty of leisure opportunities for staff. In addition, house prices are still very competitive.



A14

J9

A14

Kettering Station 1.6 miles

A509



ACCOMMODATION (APPROXIMATE NIA)

	sq ft	sq m	parking spaces	EPC
1	1,862	173.0	SOLD	SOLD
2	2,739	254.5	12 car spaces	D (85)
3	2,799	260.0	13 car spaces	C (60)
4	1,671	155.2	LET	LET
5	1,616	150.1	SOLD	SOLD
6	2,024	188.1	SOLD	SOLD
7	1,264	117.4	SOLD	SOLD
8 FF	1,170	108.7	9 car spaces	C (60)
9	1,315	122.2	SOLD	SOLD
10	1,386	128.8	SOLD	SOLD
11 GF	1,000	92.9	LET	LET
11 FF	1,158	107.6	LET	LET
12	2,286	212.4	SOLD	SOLD
13 GF	854	79.34	LET	LET
13 FF	893	83.0	SOLD	SOLD
14	1,843	171.2	SOLD	SOLD
15	1,410	131.0	SOLD	SOLD
16	1,140	105.9	SOLD	SOLD
17	1,150	106.8	SOLD	SOLD
18	1,926	178.9	SOLD	SOLD

- Offices can be subdivided and let on a floor by floor basis
- Comfort cooling complete with reversible heat pumps for heating
- Dedicated broadband of up to 1GB/ps available onto the estate by arrangement
- Site landscaping
- Allocated car parking (1 space : 205 sq ft net internal area)
- Tarmac car park with block paved/decorative paving walkways

- All access to current DDA disabled regulations
- Powder coated aluminium double glazed external door and window units
- Suspended ceilings incorporating LG3 Cat 2 lighting
- Raised floors with floor boxes for power/data/telecoms trunking
- Integral tea points including fitted units
- Toilet (one or two w.c. depending on office unit size and DDA compliant) and wash facilities
- Emergency lighting and fire alarms
- Carpet tiles throughout

ANOTHER SITE FROM:
Norton Properties 



TENURE

Units available to Let on new leases on terms to be agreed. The sale of the freeholds may also be considered.

LEGAL COSTS

Each party to bear their own. An undertaking for reasonable abortive legal costs may be required from the applicant.

SERVICE CHARGE

A nominal service charge is applicable for the upkeep and maintenance of the common areas of the Brooklands Court Development. This is reconciled annually and apportioned by than management company on a unit by unit basis.

RATES

For further information, please contact Kettering Council on 01536 410 333.

Some offices may qualify for small business rates relief, subject to eligibility of the occupier.

VIEWING

To view and for further information, contact the joint sole Agents:

CHRIS BILLSON

 01933 223300

 07500 886176

 cb@prop-search.com

SAMANTHA JONES

 01933 223300

 07801 782214

 samjones@prop-search.com