

TO LET



www.budworthhardcastle.com

**Unit 8, Orion Park, Orion Way,
Kettering, Northamptonshire
NN15 6PP**



Modern Two Storey Office 2,049 SqFt (190.35 SqM)

- ▼ Largely Open Plan Layout with partitioned meeting room on ground and first floor.
- ▼ Fitted with Comfort Cooling, carpeting and perimeter trunking
- ▼ 8 Dedicated car parking spaces
- ▼ Fully landscaped courtyard environment
- ▼ Close to J9 of A14
- ▼ Suitable for uses within Class E to include but not limited to offices, medical or health related uses, research and development.

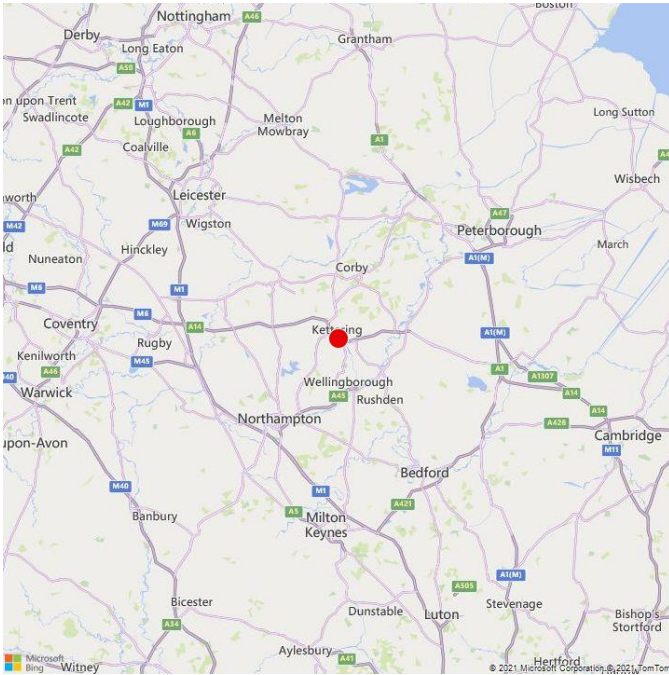
New Lease
£25,500 per annum exclusive
Offices also at: ▼ Northampton ▼ Peterborough



**6 Riley Road
Kettering
Northamptonshire NN16 8NN**

www.budworthhardcastle.com

LOCATION PLAN



LOCATION

Situated south of Kettering Town Centre the property lies within Orion Way forming part of Kettering Venture Park located just off Junction 9 of the A14. The area is well served by transport links with the A14 leading north towards Kettering and the A43 or east towards Thrapston. The Midland Mainline train station is located 2 miles away in Kettering town centre and provides a twice hourly direct service to London St Pancras International with a journey time of less than 1 hour.

Kettering Venture Park itself provides facilities such the 5 star Kettering Park Hotel and Spa and conference centre, numerous restaurants, a childrens day nursery, Gym and a Tesco Superstore and retail park.

DESCRIPTION

The modern two storey offices are of brick and tile construction and are situated in an attractive landscaped courtyard environment. There are 8 car parking spaces situated to the front and side of the unit. The accommodation benefits from suspended ceilings, comfort cooling, carpeting throughout, perimeter trunking, male and female/disabled WC's and shower, electronic door entry and double glazing. The layout is largely open plan with a partitioned meeting room on ground and first floor

ACCOMMODATION

The accommodation has been measured on a net internal area basis (NIA) as follows:-

Ground Floor Office	946 sq ft	87.90 sqm
First Floor Office	1103 sq ft	102.48 sqm
Total	2049 sq ft	190.38 sqm

TERMS

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rental of £25,500 per annum plus VAT

TOWN AND COUNTRY PLANNING

The property has planning for Class E (Commercial Business and service use) of the Town and Country planning uses as amended September 2020.

RATES

The rateable value identified from the Valuation Office website is £18,000

The small business rate multiplier for the financial year 1st April 2021-31st March 2022 is 49.9p in the £. This will give a rate payable figure assuming no relief or premium of £8,982.

Any prospective occupier should contact Kettering Borough Council on 01536 410333 to check details

LEGAL COSTS

Each party to bear their own

SERVICES

We understand that mains electric and water are connected to the property. Budworth Hardcastle have not tested any of the services and interested parties should make their own enquiries

VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or wish to impose.

EPC

The property has an EPC rating of D-83

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

VIEWING

Strictly via the sole agents
Budworth Hardcastle
Contact: Amanda Lawrence

