



KETTERING BUSINESS PARK

ON THE INSTRUCTIONS OF



KETTERING • NN14 1UD
www.ketteringbusinesspark.com



FOR SALE / TO LET

DESIGN AND BUILD OPPORTUNITIES / PLOTS FOR SALE

Plots from 0.45 - 5.57 acres | Buildings from 2,000 - 150,000 sq ft

OFFICES • RETAIL • INDUSTRIAL • LEISURE • CARE HOMES





< [CLICK HERE TO OPEN LOCATION IN GOOGLE MAPS](#)

Kettering Business Park is prominently located within 1.8 miles of A14 (Junction 7)

LOCATION

Kettering Business Park is prominently situated to the north of Kettering town centre on the A43 dual carriageway which provides direct access to J7 of the A14 within 1.8 miles.

The A14 connects to the M1/M6 interchange 25 miles to the West. The A14 connects to the M1/M6 interchange 25 miles to the West and the M11/A1 40 miles to the East which in turn leads to the East Coast ports of Felixstowe and Harwich.

Kettering has excellent rail links to London St Pancras International with a journey time of approximately 1 hour.



TRAVEL DISTANCES

	MILES	TIME (Approx)
A14 (J7)	1.5	3 minutes
M1 (J15)	20	30 minutes
M1 (J19) & M6 (J1)	20	22 minutes
A1(M)	28	32 minutes
Northampton	16	35 minutes
Birmingham	52	1 hour
London	82	1 hour 54 minutes



DESCRIPTION

The park offers a high quality working environment in a landscaped setting overlooking mature woodland.

The high profile location has already lead to development of the Holiday Inn Express Hotel, Harvester Pub Restaurant, and ESSO Petrol-filling Station that includes the Starbucks Drive-thru, Spa Convenience Store and Subway together with the first phase of offices at Beechwood which is fully occupied.

More recently construction has started on the substantial Northamptonshire Police Northern-hub Headquarters including a high specification 29,483 sq ft office building.

PHASE 2

Further land is now being opened up with infrastructure for roads and services. Offices are currently under construction in this new phase of development.

Bucleuch Property are able to offer bespoke design and build turnkey packages to interested parties or individual plots can be purchased. Further details are available from the agents.



Holiday Inn



Beechwood Phase 1

AREAS Indicative plot layout only

PLOT 1	0.96 acres	(0.39Ha)
PLOT 2	2.88 acres	(1.17Ha)
PLOT 3	2.88 acres	(1.17Ha)
PLOT 4	5.57 acres	(2.25Ha)
PLOT 5	0.42 acres	(0.17Ha)
PLOT 6	0.5 acres	(0.20Ha)
PLOT 7	1.25 acres	(0.51Ha)





Building Services Design



Northamptonshire Police Northern-hub Headquarters

AVAILABILITY

Either plots of land or design and build proposals are being offered for turnkey buildings with plot sizes starting **from 0.45 acres** and buildings **from 2,000 sq ft** built to occupiers specific requirements.

Kettering Business Park is suitable for a number of high quality users including offices, high quality industrial, leisure and care home operators and the agents would be delighted to discuss all specific requirements in details.

FURTHER INFORMATION

For further information, please contact the joint agents:

ON THE INSTRUCTIONS OF



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