

INDUSTRIAL / WAREHOUSE

FOR SALE



**Unit 1 Bushacre Court, Garrard Way,
Kettering, Northants, NN16 8TD**

#FileNo/2025GH

Eddisons

Unit 1 Bushacre Court

Garrard Way, Kettering, Northants, NN16 8TD



Agreement

For Sale



Detail

Industrial / Warehouse



Price

£1,100,000



Size

932.44sq m (10,037sqft)
mezzanine 130.67sq m
(1,407sq ft)



Location

Kettering, NN16 8TD



Property ID

#FILENO/2025GH

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The building comprises a detached industrial / warehouse unit at the entrance to Bushacre Court accessed directly off Garrard Way.

The unit has a clear span portal frame construction with an eaves height of approximately 5.6m clear, 6.3m full and with an apex of approximately 7.59m. The building has brick/block cavity walls at low level with insulated profile steel cladding above and to the roof with the roof incorporating double skin translucent roof lights.

Access to the production warehouse area is via an electrically operated roller shutter loading door approximately 4m wide x 5m high with separate personnel access via the entrance to the two storey offices. The site is fully secured via a metal palisade fence with access to the site via a secure metal gated entrance off Bushacre Court. The yard area is predominantly block paved and there is further car parking for 6 spaces outside the secure area.

Internally the property has a warehouse production area incorporating mezzanine floor storage to the rear fitted with suspended gas heater and LED lighting throughout with secure workshop store underneath part of the mezzanine floor and there are ground and first floor offices fitted to the front elevation facing Garrard Way with male and female wc's on the ground floor, reception area, kitchen and glass partitioned fitted out offices and on the first floor further kitchen area, wc and open plan main office with further office to the rear on the mezzanine floor. All doors and windows to the offices are aluminium framed double glazed units and all areas have a suspended ceiling with flush LED light units fitted and heated with a combination of gas fired central heating system and air conditioning comfort cooling / heating cassettes. The standard of finish is high throughout

Services

The property has single and three phase electricity, water and mains gas available to the property. Further details from the agents.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Accommodation

The property has been measured on a Gross Internal basis (GIA) in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area | m ² | ft ² |
|---|----------------|-----------------|
| Ground Floor Production Warehouse/ Offices | 810.48 | 8,724 |
| First Floor Offices/Ancillary | 121.96 | 1,313 |
| Total GIA | 932.44 | 10,037 |
| First Floor Mezzanine | 130.67 | 1,407 |

Town & Country Planning

The property has been used for industrial / warehouse use in accordance with the new E1 (formerly B1) category and B8 use classifications. Any prospective purchaser should make their own enquiries by contacting North Northamptonshire Planning Department on 0300 126 3000.

Rates

The Valuation Office website indicates that the property has a rateable value of £51,000

Properties with a rateable value of £51,000 or more would have a standard business rate applied at 55.5pence in the pound for the financial year 1st April 2025 to 31st March 2026.

Any prospective purchaser should make their own enquiries to North Northamptonshire Rating Department on 0300 126 3000.

Energy Performance Certificate

The property currently has an EPC rating of E/111

VAT

It should be noted that all figures are exclusive of VAT that we understand will not be applicable.

Tenure

The property is held freehold under Land Registry No. NN134386

Proposal

The property is available freehold with vacant possession.

Service Charge

A service charge is applicable regarding the upkeep of common areas to Bushacre Court. Further details available from the agents.

Price

£1,100,000 exclusive of VAT

Anti-Money Laundering

Prospective parties will need to be verified for Anti-Money Laundering legislation prior to the transaction being completed. Further information regarding these requirements will be provided in due course.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

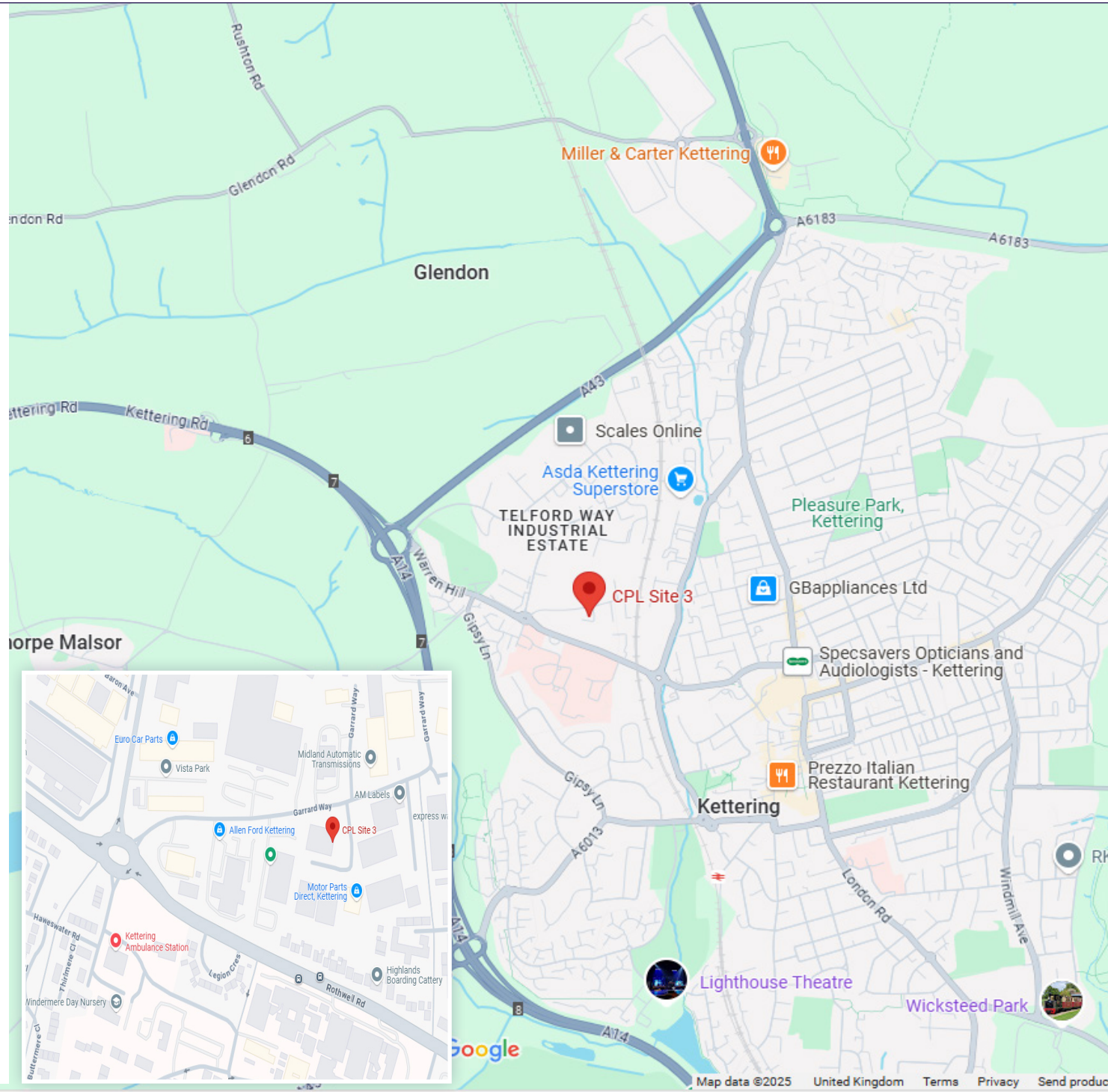
Location

Kettering is located to the north-east of Northampton and is well positioned to take advantage of the country's communications network situated on the A14 dual carriageway giving excellent access to the surrounding motorway network with the M1/M6 to the west and the A1M / M11 eastwards to the east coast ports of Felixstowe and Harwich.

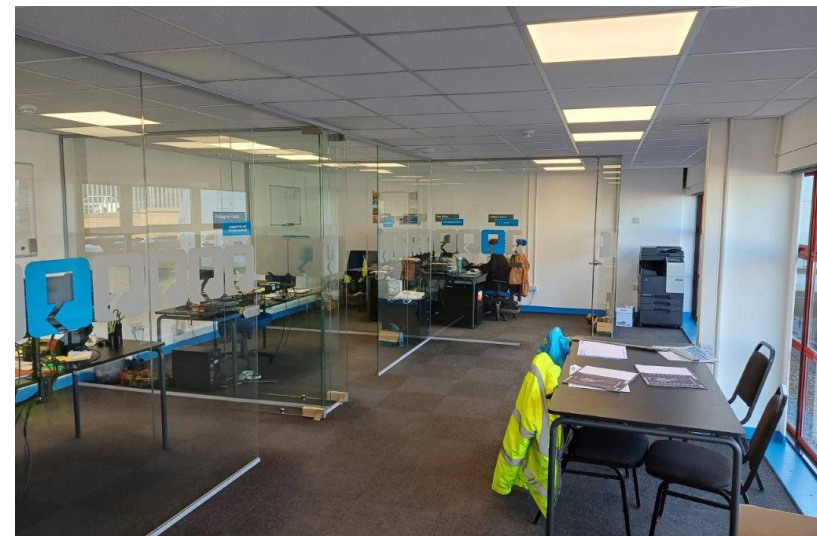
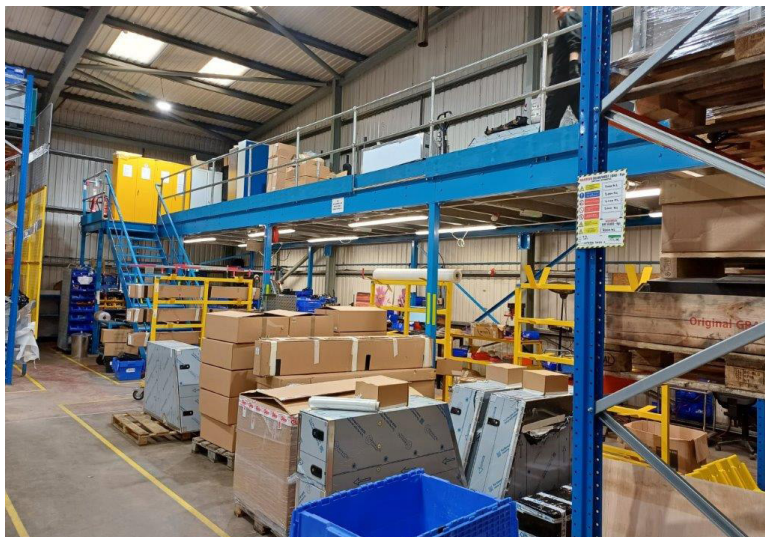
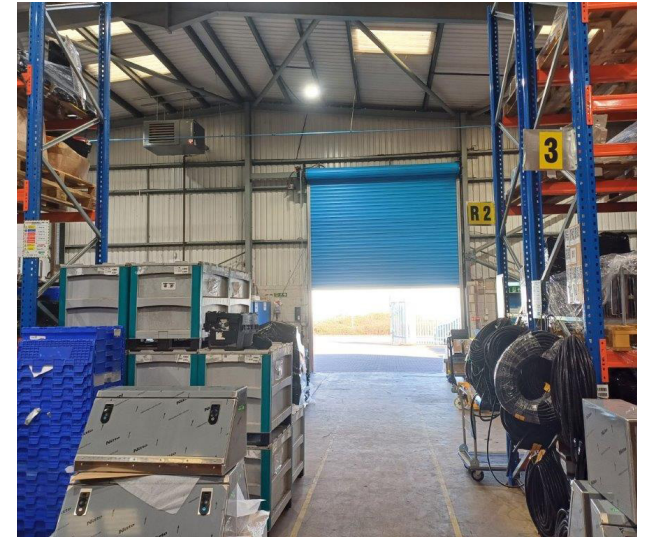
Unit 1 Bushacre Court is located off Garrard Way on Kettering's Telford Way Industrial and Trading Estate that has direct access to J7 of the A14 dual carriageway. Kettering also has a mainline train station to London St Pancras that is approximately less than 10 minutes drive from the premises.



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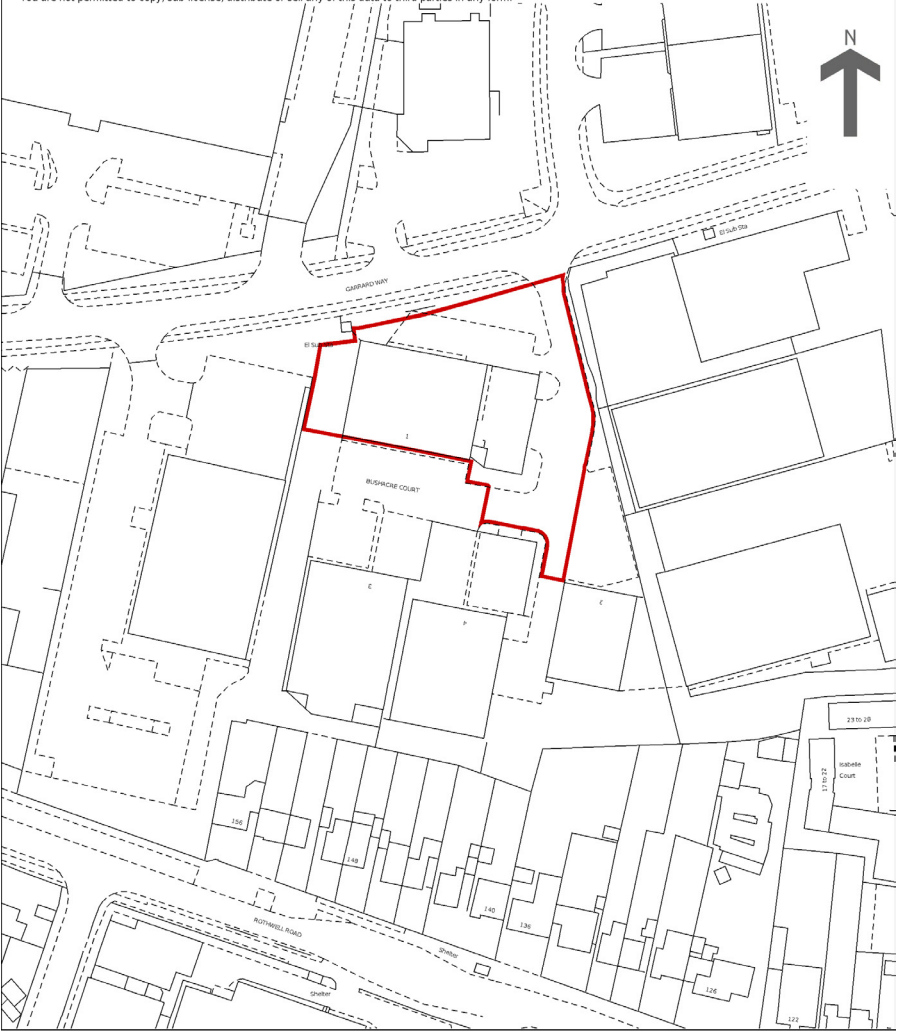


HM Land Registry
Current title plan

Title number **NN134386**
Ordnance Survey map reference **SP8579SE**
Scale **1:1250**
Administrative area **North Northamptonshire**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 31 March 2025 at 10:49:35. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Leicester Office.