

**DETACHED OFFICE PREMISES / DEVELOPMENT OPPORTUNITY**

**FOR SALE**



**20-22 Station Road, Kettering, Northants, NN15 7HH**

#FileNo/2025GH

**Eddisons**

# 20-22 Station Road

Kettering, Northants, NN15 7HH



Agreement

For Sale



Detail

Office / Development  
Opportunity



Price

£650,000 excl



Size

551.194 sq m (5,933 sq ft)



Location

Kettering, NN15 7HH



Property ID

#FILENO/2025GH

**For Viewing & All Other Enquiries Please Contact:**



**GILBERT HARVEY**

**BSc (Hons) MRICS**

**Director**

[gilbert.harvey@eddisons.com](mailto:gilbert.harvey@eddisons.com)

07730 4169629

01536 483400

Property

The property has three floors with a central floor being accessed from Station Road pavement with stairs leading to the top floor and to the lower ground floor that also has ground floor access directly into the rear car parking area.

All three floors are able to be in an open plan format, currently fitted out with some demountable partitioning to create sectioned off office areas and rooms. The building is fitted with fluorescent lighting throughout and has a gas fired central heating system.

The car park to the rear has parking for approximately 15 cars together with a lock-up garage.

Accommodation

The property has been measured on a Net Internal Area basis as follows:-

Area	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	204.29	2,199
Upper Ground Floor	163.23	1,757
First Floor	161.00	1,733

Energy Performance Certificate

The property has an EPC rating of D/93

Services

All mains services are connected to the property, including mains electricity, gas, water and mains drainage.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations

Town & Country Planning

The property has been used as offices in line with current Use Class E (offices).

Any prospective parties are recommended to establish the validity of their proposed use by contacting North Northants Planning Department on 0300 126 3000.

The property could be a great opportunity to use permitted development rights converting into residential use.

Rates

**Charging Authority:** North Northants Council  
**Description:** Offices and Premises  
**Rateable Value:** £37,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

The standard business rate for the financial year 01.04.25 - 31.03.26 is 49.9p in the pound.

Prospective occupiers should make their own enquiries to North Northants RRating Department on 0300 126 3000

Tenure

The property is available freehold under the following Land Registry No. NN93645.

Terms

The entire property is offered for sale with vacant possession seeking a figure of £650,000 exclusive of VAT.

VAT

All figures are exclusive of VAT that is believed to be applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction. The vendor will request an abortive legal fee should the purchaser withdraw unilaterally.

Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is situated on Station Road in Kettering in Northamptonshire that is within a 1-2 minutes walk of Kettering mainline railway station that provided intercity access to London St Pancras in under 60 minutes.

The property is also close to Kettering's town centre giving excellent access to the town centre facilities and additionally easy access out of Kettering to the A14 within approximately 5 minutes drive time.



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