

## SMALL INDUSTRIAL / WAREHOUSE TERRACED UNIT WITHIN COURTYARD OF 10 UNITS

UNIT 10, CENTRE 2000, ROBINSON WAY, TELFORD INDUSTRIAL ESTATE, KETTERING, NN16 8PU



- c. 836 Sq. Ft. (77.64 sq m) Plus F.F. office
- RENT : £7,000 per annum exclusive

### Location

The premises are located on the Centre 2000 scheme which is located on Robinson Close on Kettering's Telford Way Industrial Estate off J7 of the A14 dual carriageway that has a fully graded interchange access. The A14 provides easy access to the M1/M6 to the west and to the A1/M11 to the east and on to the east coast ports of Felixstowe and Harwich.

### Description

The property forms part of a terraced block of four units within a scheme with two further blocks containing ten units.

The property is a mid terrace unit with brick block cavity walls and a mono pitch insulated profile steel clad roof incorporating translucent roof lights.

The unit is fitted with suspended blower heater, lighting throughout, offices to the rear and there is a staircase leading to a first floor office.

Access is via either a powder coated aluminium personnel access door or via an electric insulated up and over loading door.

### EPC Rating

An EPC has been commissioned and is available upon request.

### Rates

We have been informed by the Valuation Office website that the rateable value for the property is £4,600.

Any interested parties are advised to make their own enquiries to the Kettering Borough Council Rating Department on 01536 410333.

### Accommodation

The approximate gross internal area is as follows:-  
Ground floor, industrial and office: 836 sq.ft. (77.64 sq.m.)

### Service Charge

There is a service charge applicable to the Centre 2000 scheme and further details are available from the agents.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT charged at the prevailing rate that our clients may have a duty or choose to impose.

### Legal Costs

The ingoing tenant will be expected to pay a contribution of £400 plus VAT towards the production of the Law Society Lease.

### Terms

The property is available on a new simple Law Society full repairing and insuring Lease with rent review and lease term open to negotiation at an initial rent of £7,000 per annum exclusive. Rent is payable quarterly in advance by standing order.

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

#### Hannah Bunting

Chown Commercial

Tel: 01604 604050

[hb@chowncommercial.co.uk](mailto:hb@chowncommercial.co.uk)

#### Stephen Chown

Chown Commercial

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