

## INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 3, CENTRE 2000, ROBINSON WAY, TELFORD INDUSTRIAL ESTATE, KETTERING, NN16 8PU



c.1500 Sq. Ft. (139.4 sq m)  
RENT : £17,500 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 three units within a scheme with two further blocks containing ten units.

The property is an end of 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.

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

Valuation Office website states that the rateable value for the property is £9,900 from 01 April 2023

Small businesses may benefit from Small Business Rates Relief and pay zero.

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: c.1500 sq.ft. (139.4 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 £600 plus VAT towards the AML Check & lease administration.

### Terms

The property is available on a new Law Society full repairing and insuring Lease with rent review and lease term to be agreed at an initial rent of £17,500 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:

**Stephen Chown**  
Chown Commercial  
Tel: 01604 604050  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

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