

# TO LET

**budworth  
hardcastle**

**01536 483 400**

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## Unit 3 Pytchley Lodge Road, Pytchley Lodge Industrial Estate, Kettering, Northants, NN15 6JQ



Industrial/Warehouse Unit  
With Gantry Craneage  
Close to J9 of the A14  
**43,792 SqFt (4,068.28 SqM)**

- ▼ Approximately 9.3m full eaves height
- ▼ Three main loading doors to each end elevation
- ▼ Gantry craneage up to 25 tonnes
- ▼ Ground floor office block
- ▼ Extra yard 0.435 acres

**TO LET ON NEW LEASE**  
**£110,000 per annum exclusive**

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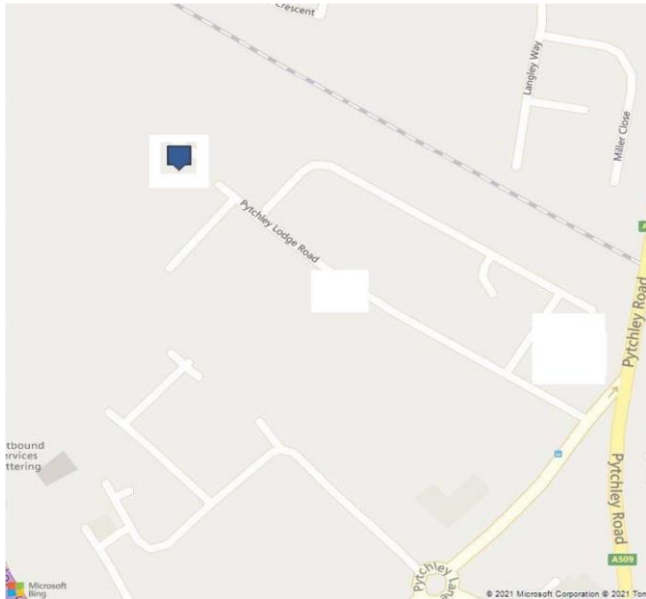


6 Riley Road  
Kettering  
Northamptonshire NN16 8NN

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## Unit 3 Pytchley Lodge Road, Pytchley Lodge Industrial Estate, Kettering, Northants, NN15 6JQ

### LOCATION PLAN



### LOCATION

The property is located at the end of the Pytchley Road Industrial Estate which lies to the south of Kettering town centre, just off J9 of the A14. The A14 links directly to the M6/M1 (J19) to the west and to the A1/M11 to the east.

### DESCRIPTION

The property is a detached double bay building with concrete block walls to low level with asbestos cement sheeting to high level and roof, with roof incorporating translucent roof panels.

The building is fitted with significant gantry craneage with capacity up to 25 tonnes and has capacity for five loading doors to each end elevation allowing a full production in and out flow.

There is a separate two storey office block attached incorporating reception, two offices, wc's and stairs leading to the first floor comprising wc's and three further partitioned offices and a further office within the production warehouse area at first floor level.

There is a further yard separately available by further 435 negotiation of 0.435 acres.

### ACCOMMODATION

The approximate GIA of the property is as follows:

Ground floor production warehouse area:	42,219 sq.ft. (3,922.19 sqm)
Office block:	1,563 sq.ft. (145 sqm)
Total approx. GIA:	43,792 sq.ft. (4,068.28 sqm)

### TERMS

The property is available on a new lease with term to be agreed at a commencing rent of £110,000 per annum exclusive payable quarterly in advance via standing order.

### TOWN AND COUNTRY PLANNING

It is understood that these units have been used for light and general industrial purposes and associated warehousing and any prospective occupier should make their own enquiries regarding the validity of their proposed use by contacting the Kettering Borough Council Planning Department on 01536 410333.

### RATES

The rateable value identified from the Valuation Office website is £58,500.

The standard business rate for the financial year 1st April 2021-31st March 2022 for properties with a rateable value above £51,000 is 51.2p in the £. This will give a rate payable figure assuming no transitional relief or premium of £29,952.

Any prospective occupier should contact the Kettering Borough Council on 01536 410333 to check details.

### LEGAL COSTS

The ingoing tenant will be expected to bear the proper and reasonable legal costs of the landlord for the preparation of the lease and counterpart.

### SERVICES

The property is connected to mains water, single and three phase electricity and mains drainage. Gas is not connected. These have not been tested by Budworth Hardcastle and any interested parties should make their own enquiries in this regard.

### VAT

All figures are subject to VAT that will be applicable.

### EPC

The property has an EPC rating of B/48.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

### VIEWING

Strictly via the agents:

Gilbert Harvey

Tel: 01536 483400 / Email: gharvey@budworthhardcastle.com

