

**K 29**

**INDUSTRIAL / WAREHOUSE UNIT**  
FROM 14,617 - 29,240 SQ FT (1,358.0 - 2,716.5 SQ M)

**NEWLY REFURBISHED - AVAILABLE NOW**



**TO LET**

**HENSON WAY / TELFORD WAY INDUSTRIAL ESTATE / KETTERING / NN16 8PX**

## AN IMPRESSIVE SPECIFICATION



**DETACHED  
INDUSTRIAL /  
WAREHOUSE UNIT**



**TWO STOREY  
OFFICES WITH QUALITY  
STAFF FACILITIES**



**UP TO 6.6M  
EAVES**



**GENEROUS  
SECURE YARD  
& PARKING**



**WELL LOCATED  
WITH EXCELLENT  
ACCESS TO A14**



**LEVEL ACCESS  
LOADING DOORS**



**UP TO 50M  
YARD DEPTH**



**POWER  
UNIT A = 69KVA  
UNIT B = 140KVA**

# INDUSTRIAL / WAREHOUSE UNIT



← NORTHAMPTON

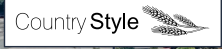
A14



RUGBY / COVENTRY →



A14



A43



TELFORD WAY



HENSON WAY



↓ CORBY

Pre-refurbishment.

HENSON WAY / TELFORD WAY INDUSTRIAL ESTATE / KETTERING / NN16 8PX

**SITEPLAN**



**DESCRIPTION**

The property comprises a detached industrial / warehouse unit with dedicated access, secure parking and loading yard. Construction is of steel portal frame with profile metal cladding under a pitched steel profile roof.

The unit benefits from approx. 10% roof lights, a reinforced concrete floor and full LED lighting. To the front of the premises are offices, reception and welfare facilities over two floors. The unit can be taken in part or a whole.

Unit	Floor	Sq Ft	Sq M
Unit A	Warehouse	12,333	1,145.8
	Reception/Welfare	1,157	107.5
	First Floor Office	1,132	105.2
Unit Total		14,622	1,358.5
Unit B	Warehouse	12,334	1,145.9
	Welfare	1,168	107.6
	First Floor Office	1,125	104.5
Unit Total		14,617	1,358.0
<b>TOTALS</b>		<b>29,239</b>	<b>2,716.5</b>

The units are available as one, or individually.



## LOCATION

Kettering's strategic Midlands location, along with its strong road and rail infrastructure, has made it a key region for logistics and business. The town is a hub for warehousing, industrial manufacturing, trade counters, retail, and office spaces due to its central position and accessibility. Telford Way Industrial Estate is Kettering's primary industrial area and a well-established business destination. The estate has excellent access to the A14, which connects to the M1/M6 motorway

network at the Catthorpe Interchange (25 miles/35 minutes west) and the M11, leading to east coast ports. Other major nearby roads include the A43, A4300, and A6003, boosting connectivity. Kettering Railway Station is 2 miles from Telford Way, offering direct rail links to London St. Pancras, Nottingham, and Derby. The estate hosts a variety of national and local businesses, reinforcing its status as a prime location for industry and commerce.

  
**M1/M6**  
 25 MILES  
 35 MINS

  
**KETTERING STATION**  
 2 MILES

  
**56.5 M PEOPLE**  
 WITHIN 4.5HR  
 HGV DRIVE TIME





## FURTHER INFORMATION

### TERMS

The property is available for a term of years to be agreed.  
All enquiries should be made via the joint agents.  
Units available as one or individually.

### EPC

Unit A - B / Unit B - B.

### BUSINESS RATES

Rateable Value: Unit A = £90,500 (April 2026)  
Unit B = To be reassessed

## CONTACTS

**Chris Hobday**

M: +44 (0)7552 558 551  
E: [chris.hobday@savills.com](mailto:chris.hobday@savills.com)

**Katie Beswick**

M: +44 (0)7779 926 822  
E: [katie.beswick@savills.com](mailto:katie.beswick@savills.com)

**Simon Toseland**

M: +44 (0)7500 886 177  
E: [st@prop-search.com](mailto:st@prop-search.com)

On the Instructions of

**Clearbell**



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