

K29

INDUSTRIAL / WAREHOUSE UNIT

FROM 14,617 - 29,240 SQ FT (1,358.0 - 2,716.5 SQ M)

UNDER REFURBISHMENT



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**



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	1,1125	104.5
Unit Total		14,617	1,358.0
TOTALS		29,239	2,716.5

The units are available as one, or individually.





M1/M6
25 MILES
35 MINS



**KETTERING
STATION**
2 MILES

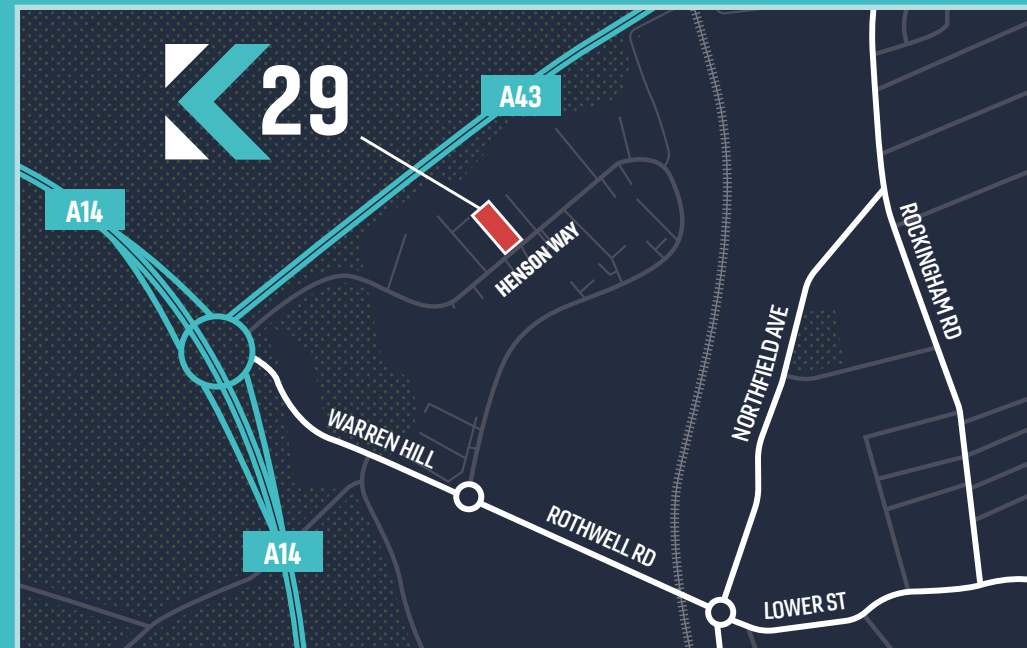


**56.5 M
PEOPLE**
WITHIN 4.5HR
HGV DRIVE TIME

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.





FURTHER INFORMATION

TERMS

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

EPC

Unit A – B / Unit B – C.

BUSINESS RATES

Rateable Value.
Unit A - £69,500 / Unit B £70,500.

Important Notice

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