

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

RUGBY / COVENTRY →

A14

A14

EURO
CAR PARTS

Topps Tiles

SCREVFIX

Premier Inn

SATRA
TECHNOLOGY

Eclipse Group

Country Style

TP Travis Perkins

GO INSPIRE
Marketing Performance Partner

Bestline
Group

eclipse
colour

29

A43

TELFORD WAY

JEWSON

HENSON WAY

GREGGS

↓ 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
TOTALS		29,239	2,716.5

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

Important Notice

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2026. Designed and produced by Creativeworld. 01282 858200.

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