



12 Cottingham Way

12 Cottingham Way, Thrapston, Kettering, NN14 4PL

Industrial - Warehouse - Trade Counter

3,317 sq ft
(308.16 sq m)

- 5m full eaves height
- Insulated up and over loading door
- Ground and first floor offices
- Dedicated forecourt area and parking
- Close proximity to Town Centre
- NO MOTOR TRADE

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Summary

Available Size	3,317 sq ft
Rent	£23,200 per annum
Rates Payable	£8,233.50 per annum Qualifying small businesses may be eligible for small business rates relief
Rateable Value	£16,500
VAT	To be confirmed
EPC Rating	E (120)

Description

The property is an end of terrace portal frame industrial/warehouse unit. Externally the property has a brick facade with insulated profile cladding above

There is an up and over roller shutter door giving access into the main warehouse space. Internally the unit is clearspan but has ground and first-floor offices to the front with male and female wc's.

To the front of the property, there are exclusive car parking spaces.

We understand that all mains services are connected to the building including single and three phase electricity, gas, water and mains drainage.

The agents have not tested any of the available services and interested parties are advised to make their own investigations

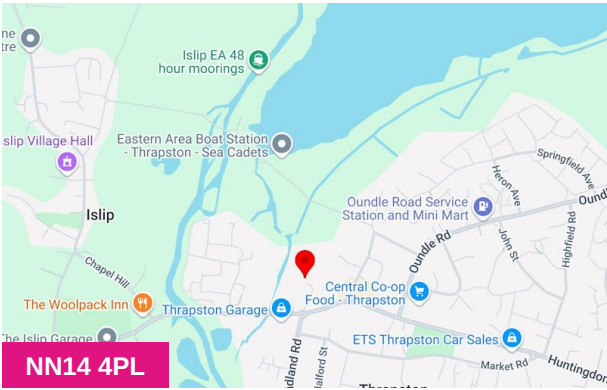
Location

Cottingham Way is located close to the western extremity of the High Street off Cosy Nook.

This area provides a number of commercial operators.

The location provides easy access to the A14 (A1/M1) link road and to the A605 and A45.

The town of Thrapston sits within East Northants District Council Authority boundary, and has a population of circa 14,600 people.



Viewing & Further Information



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