



WATLING
REAL ESTATE

FOR SALE
SUBSTANTIAL VACANT FREEHOLD
DISTRIBUTION WAREHOUSE PREMISES

2300 & 2350
KETTERING VENTURE PARK
KETTERING PARKWAY NN15 6XU

On behalf of the Administrators of Knights of Old Ltd

HIGHLIGHTS

- SUBSTANTIAL VACANT FREEHOLD DISTRIBUTION WAREHOUSE PREMISES
- 118,337 SQ FT GIA ON 8.11-ACRE SITE
- STRATEGIC LOCATION WITHIN 'GOLDEN TRIANGLE'
- ADJACENT TO J9 OF THE A14, PROVIDING DIRECT LINKS TO M1, M6, A1(M), M11, AND PORTS TO EAST
- LOW SITE COVERAGE OF 27%
- EXCELLENT ASSET MANAGEMENT AND EXTENSION POTENTIAL
- OFFERS IN THE ORDER OF £8.25M INVITED FOR FREEHOLD INTEREST
- INTEREST IN THE CONSTITUENT PARTS AND ON A LEASEHOLD BASIS MAY BE CONSIDERED



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LOCATION & SITUATION

The property is situated within Kettering Venture Park, a strategic commercial location on the southern edge of Kettering, immediately adjacent to J9 of the A14.

Kettering is situated within the UK's 'Golden Triangle', considered the premier distribution location in the UK, due to its accessibility to the national road and motorway network with approximately 90% of the population being accessible within a four-hour drive time. As a result of its excellent connectivity, the 'Golden Triangle' has become the key strategic location for the UK's supply chain, with a high concentration of retailers, distribution, and 3PL operators occupying hubs within the region.

Kettering is adjacent to the A14 dual carriageway which connects directly with the M1/M6 intersection (22 miles to the west), A1(M) (24 miles east), and M11 (37 miles east). The A14 also connects with the UK's largest container port at Felixstowe to the east, which now falls within Freeport East, a new global hub for trade and innovation.

The A14 has benefitted from significant improvements in recent years most notably, the widening of the carriageways between J7 and J9 around Kettering. The A43, which connects Kettering with Corby to the north and Northampton to the south, will also benefit from major planned investment and upgrade works moving forward.

Kettering railway station sits on the Midland Main Line and provides direct within the hour services to London St Pancras, and also connects Kettering with Nottingham, Leicester and Luton.











DESTINATION

MILES







MINS

 A14 J9	0.6	2
 A14 / A43 Intersection	2.5	4
 M1 J19	22.3	23
 M6 J1	25	26
 A1 (M)	23.8	24
 M11 J14	37	38

DESTINATION

MILES







MINS

 Birmingham	56	61
 London	82	121
 DIRFT	26	34
 East Midlands Gateway	55	58
 London Gateway	104	100
 Port of Liverpool	156	161

DESTINATION

MILES

MINS

 Felixstowe	110	110
 Immingham	117	150
 Birmingham Airport	49	57
 Luton Airport	48	67
 East Midlands Airport	55	55
 Stanstead Airport	68	70

Source: Google Maps

THE PROPERTY

- TWO MODERN DISTRIBUTION WAREHOUSES TOTALLING APPROX. 118,337 SQ. FT. ON 8.11-ACRE SITE ('UNITS 2300 & 2350')
- CAPABLE OF BEING INDEPENDENTLY OCCUPIED OWING TO SEPARATE TITLES AND MAINS SERVICES
- SECURE SHARED ACCESS OFF KETTERING PARKWAY
- LARGE SECURE YARD AND GOOD CIRCULATION
- LOW SITE COVERAGE OF 27%



TITLE KEY

	2350 KETTERING VENTURE PARK
	2300 KETTERING VENTURE PARK
	WESTERN POWER DISTRIBUTION (EAST MIDLANDS) PLC
	NETWORK RAIL INFRASTRUCTURE LTD

UNIT 2300

Modern detached warehouse with two storey office accommodation totalling approx. 15,194 sq. ft. on 1.13 acres.

The unit benefits from a large concrete yard / parking area to the rear.

Property is of traditional steel portal frame construction, with insulated steel clad elevations and blockwork separation between warehouse and two storey office accommodation, surmounted by a pitched insulated steel clad roof with translucent roof lights.

Pallet racked warehouse with small office and WCs. Concrete floor throughout. Mix of sodium box and LED lighting.

Loading to warehouse via two 'up and over' roller shutter doors to rear yard (W4m x H4.5m and W5.5m x H4.5m).

Two storey offices provide a mix of cellular and open plan accommodation over ground and first floors, reception area, kitchenette and WCs. Specification includes carpeted floors, wall mounted panel radiators (via gas fired central heating), suspended ceilings, raised floors and double glazed powder coated aluminium windows.



LOW SITE
COVERAGE OF 25%



CLEAR INTERNAL
HEIGHT OF 7M
9M TO APEX



40M YARD DEPTH



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UNIT 2350

Substantial modern detached distribution warehouse with two storey office accommodation totalling approx. 103,143 sq. ft. (excluding canopy) on 6.97 acres.

Property is of traditional steel portal frame construction, with insulated steel clad elevations, surmounted by a pitched insulated steel clad roof with translucent roof lights.

Pallet racked warehouse is divided into two sections by fire curtain. Mix of sodium box and LED lighting. Mezzanine to southern elevation.

Temporary loading bay of steel frame construction to the eastern elevation, with part steel profile and part PVC clad elevations with PVC roof. Concrete hardstanding floor.

Open canopy to southern elevation providing multi-bay dry loading.

Two storey offices provide a mix of cellular and open plan accommodation over ground and first floors, open plan reception area, kitchen and WCs. Specification includes carpeted floors, wall-mounted panel radiators (via gas fired central heating), suspended ceilings, raised floors and double glazed powder coated aluminium windows.



**LOW SITE
COVERAGE OF 27%**



**CLEAR INTERNAL
HEIGHT OF 10M
13.3M TO APEX**



50M YARD DEPTH



**CAR PARKING FOR
85 VEHICLES**



**7 DOCK LEVEL
LOADING DOORS**



**4 LEVEL
ACCESS ROLLER
SHUTTER DOORS**



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ACCOMMODATION

We have measured the properties in accordance with the RICS Code of Measuring Practice on a Gross Internal Area basis. The properties provide the following accommodation:

UNIT	AREA	SQ.M.	SQ.FT.
UNIT 2300	WAREHOUSE	917.81	9,879
	OFFICES	493.73	5,315
TOTAL		1,411.54	15,194
UNIT 2350	WAREHOUSE	7,342.16	79,031
	OFFICES	661.19	7,117
	MEZZANINE	967.80	10,417
	LOADING BAY	611.14	6,578
TOTAL		9,582.29	103,143
TOTAL (INC. MEZZANINE)		10,993.83	118,337
TOTAL (EXC. MEZZANINE)		10,026.03	107,920
UNIT 2350	CANOPY	1,282.95	13,810



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FURTHER INFORMATION

TITLE & TENURE

The property is held freehold under the following title numbers:

Unit 2300: NN236461
Unit 2350: NN208759

There is a tenancy agreement in place with Network Rail Infrastructure Ltd in respect of the unregistered parcel of land to the rear of the site (highlighted yellow on "The Property" page).

A copy of the tenancy agreement is included within the marketing pack.

There is a substation located immediately to the front of Unit 2300 held under separate freehold title no. NN212757 by Western Power Distribution (East Midlands) Plc.

BUSINESS RATES

The property is assessed as follows within the 23/24 Rating List:

Rateable Value: **£465,000** Rates Payable (23/24): **£238,080**

PLANNING

We understand the units were originally granted consent as follows:

Unit 2300: B2 & B8 use
Unit 2350: B1, B2 & B8 use

Interested parties should rely on their own enquiries with the local authority.

SERVICES

We understand all mains utilities are connected to the property, albeit none have been tested. We are advised that Units 2300 and 2350 benefit from their own independent service connections. Interested parties are to rely on their own enquiries.

OFFERS

Offers in the order of £8.25m are invited for the freehold interest.

Offers for the constituent parts may also be considered.

EPC

Both units benefit from EPCs rated C.

LEASEHOLD

Leasehold interest may be considered.

COSTS

Each party to be responsible for their own costs incurred in the transaction.

VAT

Prices are quoted exclusive of VAT.

VIEWINGS

Strictly via appointment with Watling Real Estate only.

MARKETING PACK

A Marketing Pack with further property information is available upon request.



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