

To Let

Modern Two Storey Office Building

3 Kings Court Kettering Venture Park
KETTERING NN15 6WJ



- Prime location on the Kettering Venture Park adjacent to the A14
- Good quality accommodation
- Allocated car parking spaces
- Available to let on flexible lease terms

To Let £28,500 per annum exclusive

Location

The premises are situated upon Kettering Venture Park which is an established business park located adjacent to Junction 9 of the A14 (M1/A1 link road) dual carriageway and the A509.

The estate is recognised as one of the prime business locations within Kettering and the surrounding locality and has attracted a number of prominent occupiers to include National Accident Helpline and Regus.

The estate benefits from a range of local amenities to include the nearby Kettering Park Hotel together with various shops, restaurants and leisure facilities all which are provided nearby.

Accommodation

The premises comprise a modern, two storey office building constructed to a high specification. Access is gained via an entrance incorporated within the front elevation which leads into a reception lobby from where there is access to a disabled WC and the ground floor office accommodation. A further large open plan office is provided on the first floor together with separate WC and kitchenette facilities.

The building is finished to a high standard throughout to include suspended ceilings, combined heating and comfort cooling, raised floors, entry telephone system and carpeted floors.

Externally, the building is situated within a small courtyard development of similar properties and benefits from allocated car parking situated to the front of the unit.

Areas

	Sq Ft	Sq M
Net Internal Area	2,357	218.97
TOTAL	2,357	218.97

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £28,500 per annum exclusive

Terms

The premises are available to rent upon flexible lease terms.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £30,750
Rates Payable: £13,284

Service Charge

A service charge is payable to cover the costs of the maintenance and upkeep of

Legal costs

Each party is responsible for their own legal costs incurred in the transaction.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Awaited.

Viewing

To View and for further details please contact:

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These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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