



STRATEGICALLY LOCATED LOGISTICS / WAREHOUSE OPPORTUNITY TO BE SOLD WITH VACANT POSSESSION



**IDEAL FOR
OWNER OCCUPIERS
& PROPERTY INVESTORS**

FORMER NUSTONE | KETTERING ROAD | KETTERING | NN14 3JW



Thrapston Town Centre

PRIMARK[®] c 1,000,000 sq ft
Distribution Centre

Kettering Road

Recently repurposed
Industrial Open Storage site

J12
of the A14

A14 WEST

A14 EAST

ASSET SUMMARY

A rare opportunity to acquire a strategically located, high quality logistics / warehouse unit situated only 1.2 miles from Junction 12 of the A14

- ❖ Located near Kettering, East Northamptonshire, a **highly sought after logistics location** offering excellent road communications, benefitting from the **A14 / A43 trunk road intersection**.
- ❖ The property benefits from direct access to **J12 of the A14 (2-minute drive time)** which then leads to the **A1(M)** (16 miles east) and **M1 / M6** (30 miles west).
- ❖ Situated opposite one of the **largest Distribution Centres in the UK** and mission critical for its occupier, Primark – an approximately 1 Million sq ft warehouse.
- ❖ Kettering town centre is only **7.5 miles (14 minute drive time)** from the property. Kettering borough has a significant employment zone and an ever-growing population of **over 100,000 people**.
- ❖ **High quality warehouse and office accommodation** comprising approximately **145,044 sq ft (13,475 sq m) GIA**.
- ❖ Eaves heights ranging from **6.25m to 7.15m** for the modern warehouse accommodation.
- ❖ The property sits on a site of **5.46 acres** which reflects a site density of 55.4%.
- ❖ Quoting rents for prime units of over 100,000 sq ft are now in excess of **£8.75 per sq ft** for Kettering.
- ❖ Freehold.



PROPOSAL


Offers are sought in excess of **£6,250,000** (Six Million, Two Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.



A purchase at this level reflects a very low blended capital value of **£49 per sq ft** assuming a **50% rate on the canopy** and **33% rate on the mezzanine**.

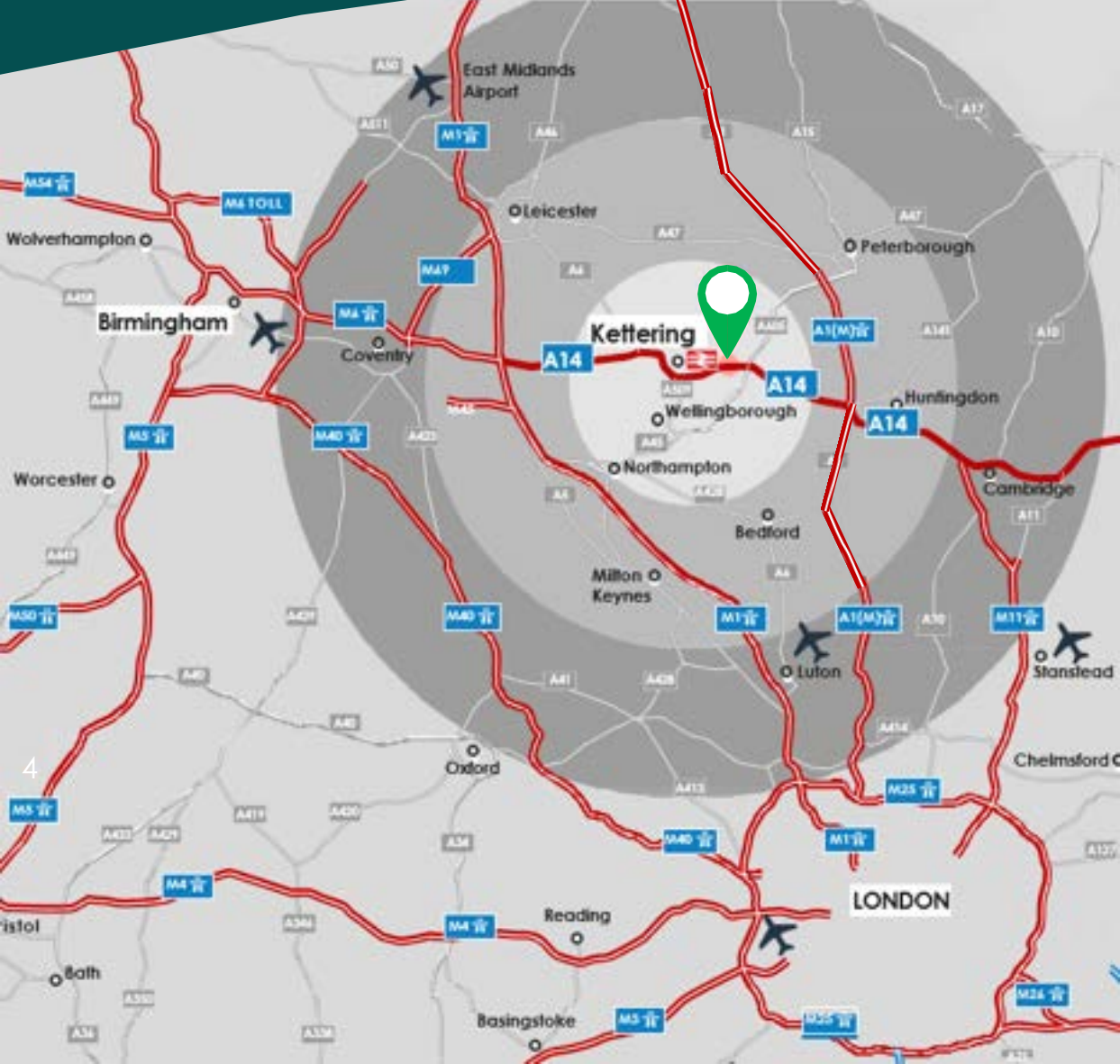
LOCATION



Kettering resides in the county of Northamptonshire which has experienced some of the biggest population growth in the UK over the last 20 years, with an estimated 25% increase since 2002. Kettering borough has a population of approximately +100,000.

As a Golden Triangle location, Kettering benefits from excellent road connections, being adjacent to the A14 / A43 trunk road intersection, providing direct access to the A1(M) and the M1 (J19) / M6 motorways. The A43 trunk road links the town with Corby (10 miles to the north) and Northampton (16 miles to the south). The A14 and the A43 trunk roads have benefitted from significant upgrades in recent years including full dualling in and around Kettering at a cost of approximately £25m.

	BY CAR
Corby	10 miles
Northampton	16 miles
A1 (M)	16 miles
J19 M1 & M6	30 miles
Leicester	37 miles
Milton Keynes	34 miles
Birmingham	65 miles
London	70 miles

	BY RAIL
Kettering Train Station is located 11 miles (only a 14 minute drive) from the subject property and provides several in demand services to:	
Leicester	23 minutes
Nottingham	46 minutes
London St Pancras	51 minutes
	LESS THAN 15 MINS FROM PROPERTY

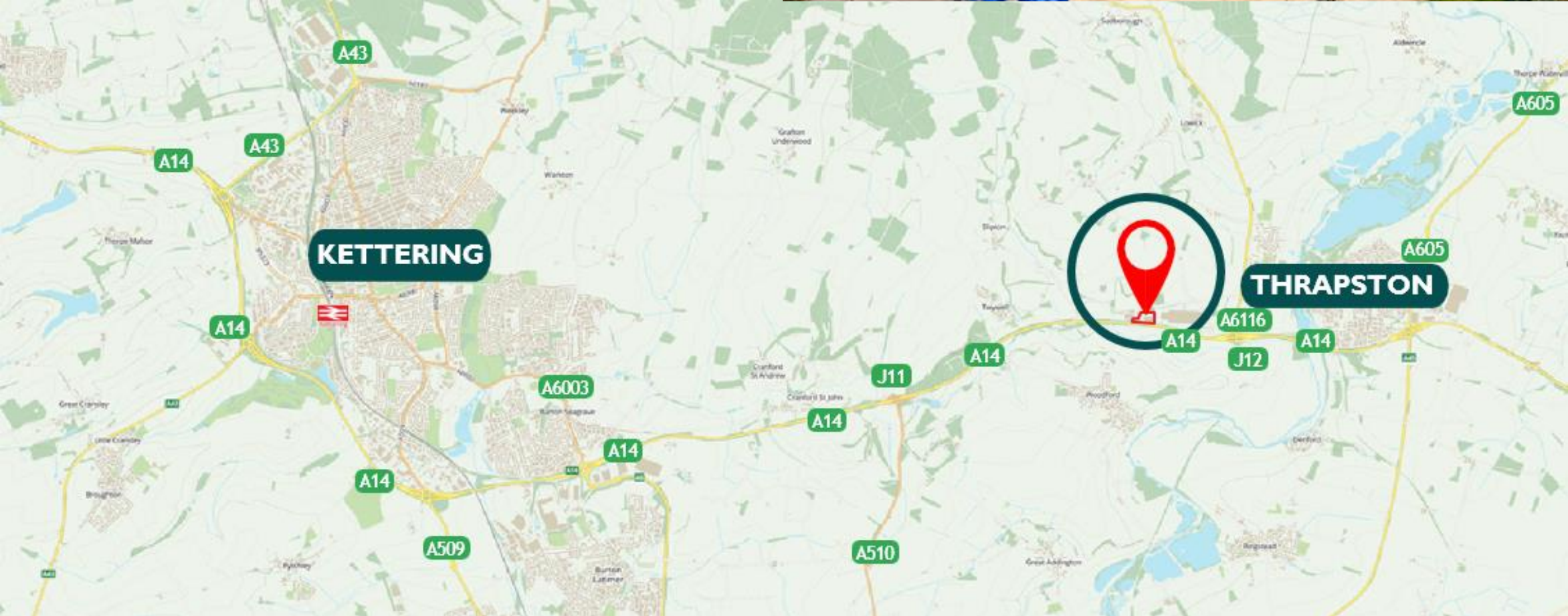


	BY AIR	London Luton International Airport is located approximately 55 miles from the property, Birmingham Airport approximately 57 miles and East Midlands Airport 62 miles from the property.
	NEARBY CITIES	Peterborough city centre is located 24 miles north-east and Leicester city centre 37 miles north-west of the property. Northampton city centre is located 16 miles south-west of the property via the A45.

SITUATION

The property is situated to the south of Kettering Road and is accessed via a shared estate road.

- Only 1.2 miles (2-minute drive time) from Junction 12 of A14 Eastbound & Westbound. This provides efficient & quick access onto the A1(M) (16 miles) and M1 / M6 (30 miles).
- 7.5 miles west of the property is Kettering town centre which provides access to a range of local amenities and a significant employment group.
- Directly adjacent to the property is a substantial c 1,000,000 sq ft distribution centre occupied by Primark.
- On the estate is a newly repurposed industrial open storage site providing high quality storage space for future occupiers which has quick connectivity to the wider regions.



DESCRIPTION

The property comprises a range of interconnected buildings that have been extended from the original warehouse and office accommodation to form the current configuration.

The property comprises of three warehouses with two independent office configurations, a large steel portal framed canopy, workshop, hard standing yard and car parking. There is an undeveloped plot of land on the western boundary.

- Original Warehouse
- Bay 1 & Bay 2
- Canopy
- Warehouse Office Building
- Original Office Building
- Workshop



ORIGINAL WAREHOUSE

The warehouse was constructed in the mid 2000’s and is of a steel portal frame construction with concrete flooring, part blockwork / concrete panel elevations surmounted by profile steel sheet elevations under a pitched profile steel sheet roof. An extension was added to the warehouse in approximately 2016 of similar construction.

- Specification:
- Eaves height of c 6.25m (main building)
 - Eaves height of c 7.15m (extension)
 - LED lighting
 - 9 x level loading bays
 - 3 x roller shutter doors
 - CCTV
 - Mezzanine providing additional storage accommodation

ACCOMMODATION SCHEDULE

Demise	Use	SqM	SqFt
Main Warehouse	Warehouse / Stores	4,137.7	44,538
Main Warehouse	Mezzanine Storage	218.0	2,346
Total		4,355.7	46,884



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BAY 1 & BAY 2

Two detached warehouses known as Bay 1 & Bay 2. Constructed in approximately 2012 and are of a steel portal frame construction with concrete floors, part blockwork elevations surmounted by profile steel sheet elevations under a pitched profile steel sheet roof.

Specification:

- Eaves height of c 7m
- LED lighting
- 5 x roller shutter doors in Bay 1
- 3 x roller shutter doors in Bay 2
- Adjacent to Bay 2 are 5 x rainwater harvesting butts connected to the warehouse roof top rainwater collection system

ACCOMMODATION SCHEDULE

Demise	Use	SqM	SqFt
Bay 1	Warehouse	2,279.8	24,540
Bay 2	Warehouse	1,289.0	13,875
Total		3,568.8	38,415



CANOPY

Constructed in approximately 2012 is an open fronted steel portal framed canopy providing covered loading facilities for the original warehouse, Bay 1 and Bay 2 warehouses. The canopy has a profile steel sheet elevation to its southern elevation under a pitched profile steel sheet roof.

- Specification:
- Eaves height of c 7m
 - 8 x level loading doors providing access to the main warehouse
 - 5 x designated HGV loading bays

ACCOMMODATION SCHEDULE

Demise	Use	SqM	SqFt
Canopy	Loading / Storage	3,043.4	32,759



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WAREHOUSE OFFICE BUILDING

Two storey office building which directly interconnects into the Original Warehouse. Constructed in the mid 2000s, this block provides a range of accommodation as described below.

Specification:

- Open plan offices with meeting rooms
- 1 x passenger lift
- Suspended ceilings with inset light panels
- uPVC double glazed window
- Gas fired central heating system
- Comfort cooling
- Reception, kitchen, and welfare area
- Shower, changing facilities, and males & female W/C's

ACCOMMODATION SCHEDULE

Demise	Use	SqM	SqFt
Ground - Warehouse Office	Offices	828.5	8,918
1st floor - Warehouse Office	Offices	826.3	8,894
Total		1,654.8	17,812



ORIGINAL OFFICE BUILDING

Two storey office building directly interconnecting to the Warehouse Office Building. Brick built construction under a pitched profile steel sheet roof.

- Specification:
- Open plan offices with meeting rooms
 - Mixture of uPVC / timber framed double glazed windows
 - Gas fired central heating system
 - Kitchenette and W/C's

ACCOMMODATION SCHEDULE

Demise	Use	SqM	SqFt
Ground - Original Offices	Offices	194.8	2,097
1st floor - Original Offices	Offices	199.1	2,143
Total		393.9	4,240



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WORKSHOP

Single storey workshop of mixed brick, steel, and timber frame construction under a range of northlight roofs. The building has more recently been extended to the front and side.

Specification:

- Eaves height of c 4.5m
- 2 x level loading doors
- W/C's
- Car park for c 30 spaces
- Access to undeveloped plot at the western boundary

ACCOMMODATION SCHEDULE

Demise	Use	SqM	SqFt
Workshop	Workshop	458.4	4,934



ACCOMMODATION SCHEDULE

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Main Warehouse	Warehouse	4,137.7	44,538
Main Warehouse	Mezzanine Storage	218.0	2,346
Main Warehouse Office	Offices	828.5	8,918
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Bay 1	Warehouse	2,279.8	24,540
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Canopy	Loading / Storage	3,043.4	32,759
Original Offices	Offices	194.8	2,097
Original Offices	Offices	199.1	2,143
Workshop	Workshop	458.4	4,934
Total		13,475	145,044

**The property has been measured in accordance with the RICS code of Measuring Practice (6th Edition) and provides the approximate Gross Internal Area (GIA).*

SITE PLAN

The site spans approximately **5.46 acres** (2.21 hectares).



**Red lines for indicative purposes only*

DEVELOPMENT LAND

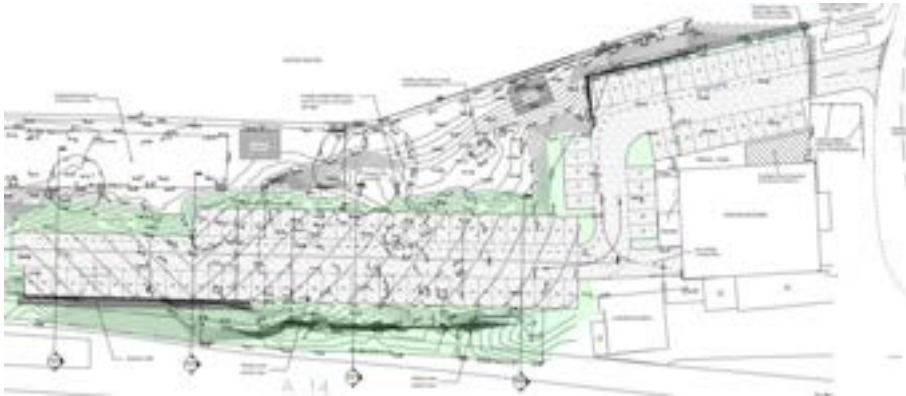
Located to the west of the site is an area of potential development land which historically benefitted from planning permission for the formation of a new car park and provision of internal access road under application reference 18/01964/FUL, granted on 21 December 2018.



Development land has previous planning permission to create 44 further car parking space (STPP) – opportunity to improve the specification



Previous car parking plans below – for indicative purposes and interested parties should make their own enquiries through the Local Planning Authority.



TENURE

The property is held **Freehold**.

EPC

EPCs range from B to D and are available upon request.

VAT

The property is elected for VAT.

DATA ROOM

A data room containing documents in support of the sale is available and access is available upon request.

AML

Acceptance of any offer will be subject to satisfactory anti money laundering checks and proof of funding.

CONTACTS

For further information or to view the property please contact:

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