

Office Investment Sale

Brooklands Court | Kettering | NN15 6FD



- Freehold investment on popular park
- Total income of £27,125 with a NIY of 6.77%
- Potential for rental growth at rent review
- Approx. 2,234 ft² with allocated parking
- Asking £385,000 based on £165.00 per ft²

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Location

Brooklands Court is located on the Kettering Venture Park on the southern side of Kettering, close to J9 of the A14. The site is amongst other office parks and has Kettering retail park nearby to include a Tesco's Extra.

Description

The property is a two storey office within Brooklands court comprising 18 offices in total. The site has landscaped gardens , allocated parking and self contained entrances. The unit comprises an Entrance Lobby with shared WC facilities and then doors to both floors and tenants offices.

Specification includes:

* Comfort Cooling *Suspended Ceilings *Carpet Tiles throughout *LG3 Cat 2 Lighting *Emergency Lighting and Fire Alarm

Accommodation

The property has been measured on a net internal basis and comprise the following areas:

Ground Floor 1,130ft² (105m²)

First Floor 1,194ft² (111m²)

Terms

The property is available to buy at a guide price of £385,000 based on £165.00 per sq.ft. This represents a net initial yield of 6.77% based on usual purchasers costs.

Business Rates

The premises has a split assesment with rateable values as follows:

Ground Floor £8,200 First Floor £9,800

All interested parties should check amounts payable via the local authority.

Planning

The premises has consent for office use.

Services Charges

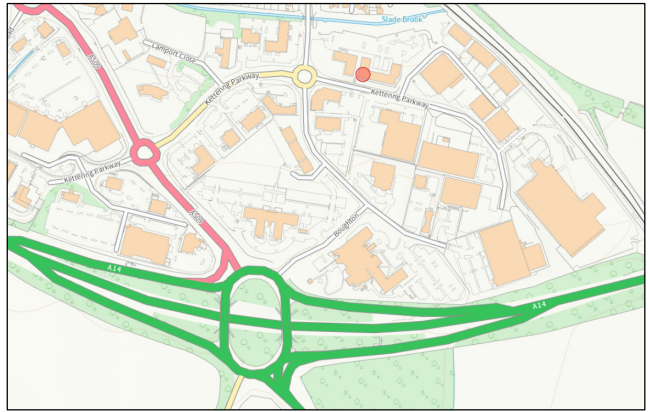
There is an estate service charge to cover external maintenance, landscaping and upkeep of the common areas. Information available on request.

Legal Costs

Each party to bear its own costs.

VAT

VAT is applicable to the sale.



EPC

A copy of the EPC is available upon request.

Local Authority

North Northamptonshire Council
Municipal Offices, Bowling Green Rd, Kettering,
NN15
7QX
Tel: 0300 126 3000

Tenancies:

	8 - GF	8 - FF
Tenant	Seventy9 Creative Ltd	Novus Digital Ltd
Area (NIA) ft ²	1,130	1,194
Parking	5	5
Lease Start	13/02/2020	23/05/2022
Lease Expiry	12/02/2025	22/05/2027
Break Clause	13/02/2023	23/05/2025
Rent Review	13/02/2023	3rd anniversary
Rent Per Annum	£12,500	£14,625
ERV	£14,125	£14,925

To book a viewing, please contact:

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