



Former ATS, Northfield Avenue, Kettering, Northamptonshire, NN16 8TP

9,073 SQ FT GARAGE ACCOMMODATION ON A 0.62 ACRE SITE.

**NEWMARK**

## LOCATION

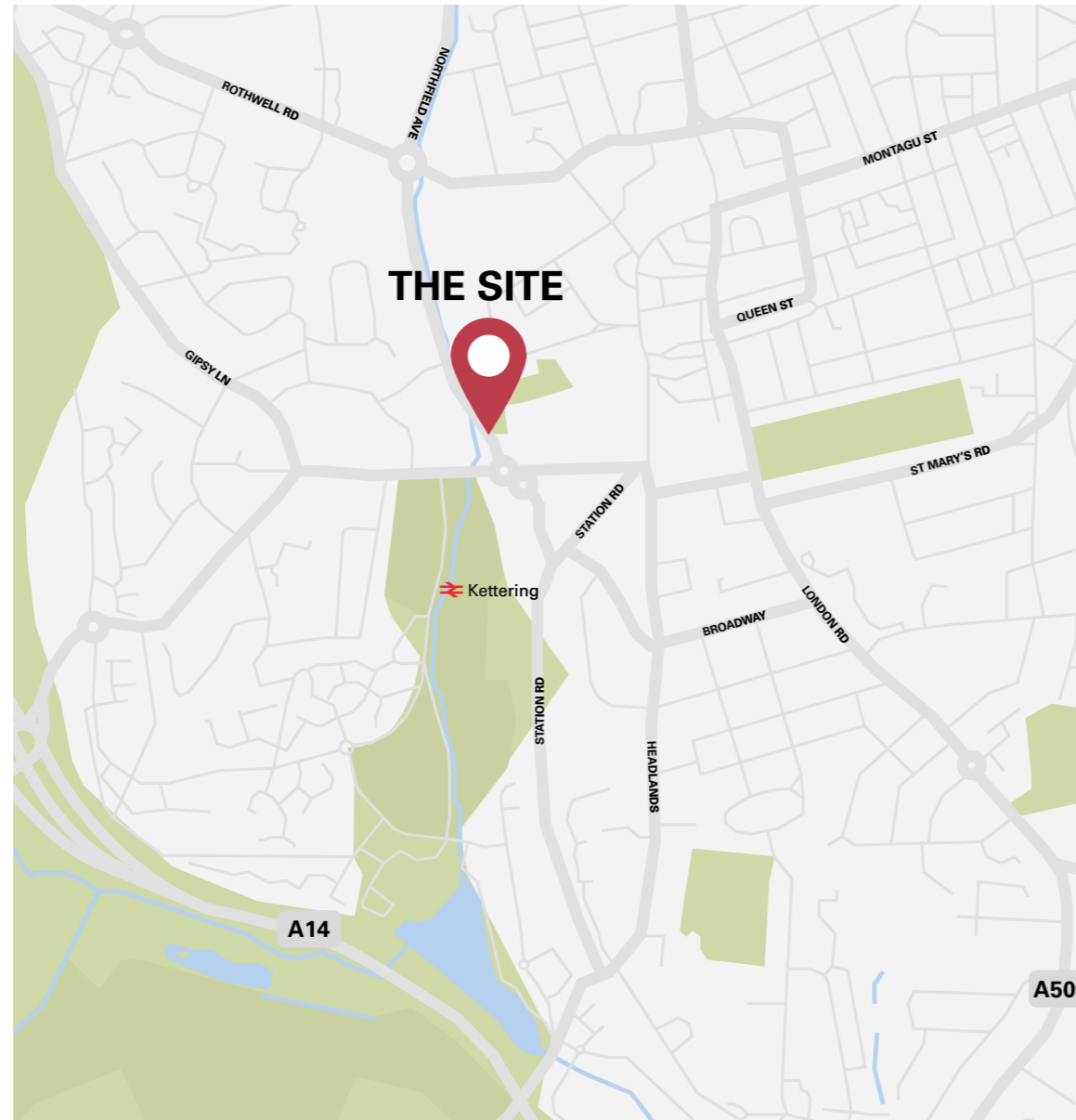
The property is located on Northfield Avenue with good access to both the A14 and A43 on a prominent corner position beside a busy roundabout. The immediate location is a mix of commercial and residential uses. Telford Way industrial estate is located approximately 0.7 miles to the north. Nearby occupiers include Stagecoach Midlands, B&Q and the Kettering Lodge Bowling Club.

## DESCRIPTION

The premises comprise a large semidetached brick built work shop, two outbuildings and large yard. The main building is made up of the workshop which is accessed using a double size roller shutter door and configured as a 2 bay workshop with ancillary storage areas, staff areas and reception. The outbuildings are brick built with flat roofs, used as sheds for storage. The forecourt to the side of the property has parking for approximately 9 vehicles.

## SCHEDULE OF ACCOMMODATION

MEASURED FLOOR AREA	SQ M	SQ FT
Ground Floor	842.9	9,073
Large outbuilding	47	506
<b>Total</b>	<b>889.9</b>	<b>9,579</b>



## SITE AREA

0.62 acres. 0.25 ha (approximately 36% site coverage)

## EPC

EPC available upon request

## BUSINESS RATES

We advise that any prospective purchaser should check the Rateable Value with the Valuation Office Agency or the Local Council.

## TENURE/TERMS

The property is available on a Freehold basis.

Full details are available on application

## GUIDE PRICE

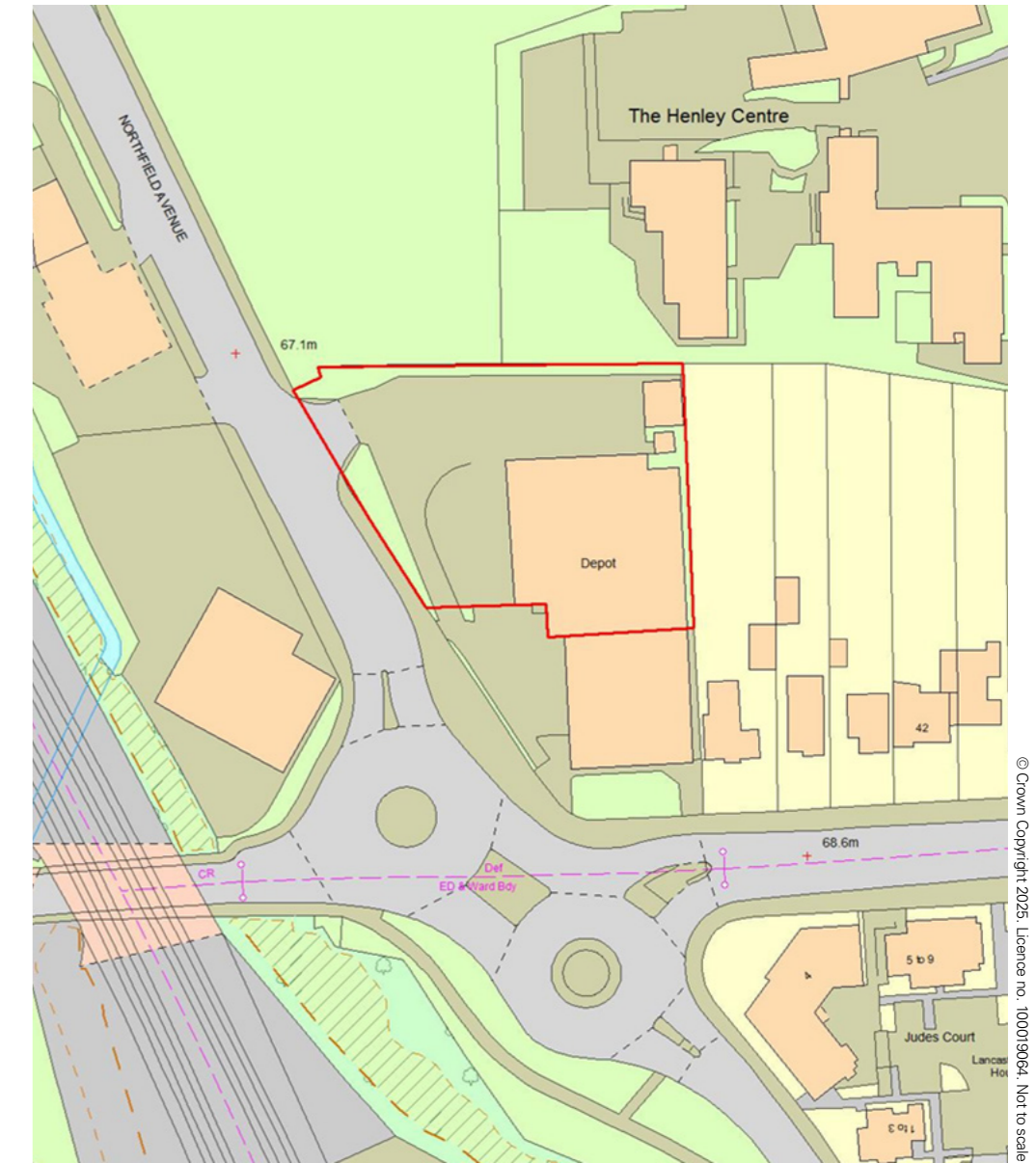
Offers in the region of £800,000

## VAT

We understand that the site is elected for VAT purposes.

## VIEWINGS

By appointment through sole agents, Newmark.



# Contacts

For Further information please contact:

**Francesca Hodson**  
Senior Surveyor  
m +44 (0)7503 973865  
[Francesca.Hodson@nmrk.com](mailto:Francesca.Hodson@nmrk.com)

**NEWMARK**

## DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>

Particulars issued May 2025.