

INDUSTRIAL / WAREHOUSE

TO LET



**16/73 Earlstrees Road, Earlstrees Ind Estate,
Corby, Northants, NN17 4AZ**

#FileNo/2025GH

Eddisons

16/73 Earlstrees Road

Earlstrees Ind Estate, Corby, Northants, NN17 4AZ



Agreement

To Let



Detail

Industrial / Warehouse



Rent/Price

£133,500 pax



Size

2,154.74sq m (23,194 sq ft)



Location

Corby, NN17 4AZ



Property ID

#FILENO/2025GH

For Viewing & All Other Enquiries Please Contact:



GILBERT HARVEY

BSc (Hons) MRICS

Director

gilbert.harvey@eddisons.com

07730 416962

01536 483400

Property

The building is a semi-detached property with a clear span steel portal frame construction with insulated profile steel cladding to walls and roof.

The roof incorporates double skin translucent roof lights with ground and first floor offices fitted to the front elevation. The offices are heated via gas fired wet radiator system with some ancillary air conditioning units fitted. The production space is heated via gas fired blower heaters.

There is an electrically operated roller shutter door to the side elevation leading out into a secure yard area that is fenced and has a brick wall with double gates to the front leading directly onto Earlstrees Road with a separate demised car parking area. Full eaves height is approximately 5.7m.

Additionally there is an area that is laid down to hard standing with a stoned surface.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor area.

| Area | m ² | ft ² |
|---------------------------------|----------------|-----------------|
| Production warehouse area | 1,800.90 | 19,385 |
| Ground floor office / ancillary | 180.18 | 1,940 |
| First floor offices / ancillary | 173.66 | 1,869 |
| Total | 2,154.74 | 23,194 |

Energy Performance Certificate

Rating: E/110

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity, gas and mains drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has been used for industrial and warehouse purposes and any prospective interested parties are advised to make their own investigations to the North Northants Planning Authority on the validity of their use on 0300 126 3000.

Rates

Charging Authority: North Northants Council
Description: Warehouse and Premises
Rateable Value: £87,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed, with five yearly rent reviews throughout the term.

Rent

£133,500 per annum exclusive

Service Charge

Not Applicable

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Corby is well located, being approximately 8 miles north of Kettering and the A14 dual carriageway that provides uninterrupted dual carriageway access west-ward to the M1/M6 interchange and east-ward to the A1/M11 and onward to the east coast ports of Felixstowe and Harwich.

Earlstrees Road is located on the Earlstrees Industrial Estate to the north-west of Corby town centre, that also has easy access to the internal estate roads of Gretton Brook Road and Steel Road that lead onto the A43 dual carriageway and A-road that accesses also the A14 south bound leading to Peterborough and the A1/M to the north-east. Northampton is approximately 23 miles to the south-west leading to the M1 motorway.

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