INDUSTRIAL / WAREHOUSE



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





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For Viewing & All Other Enquiries Please Contact:



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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	ft²
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

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: Description: Rateable Value: North Northants Council Warehouse and Premises £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.

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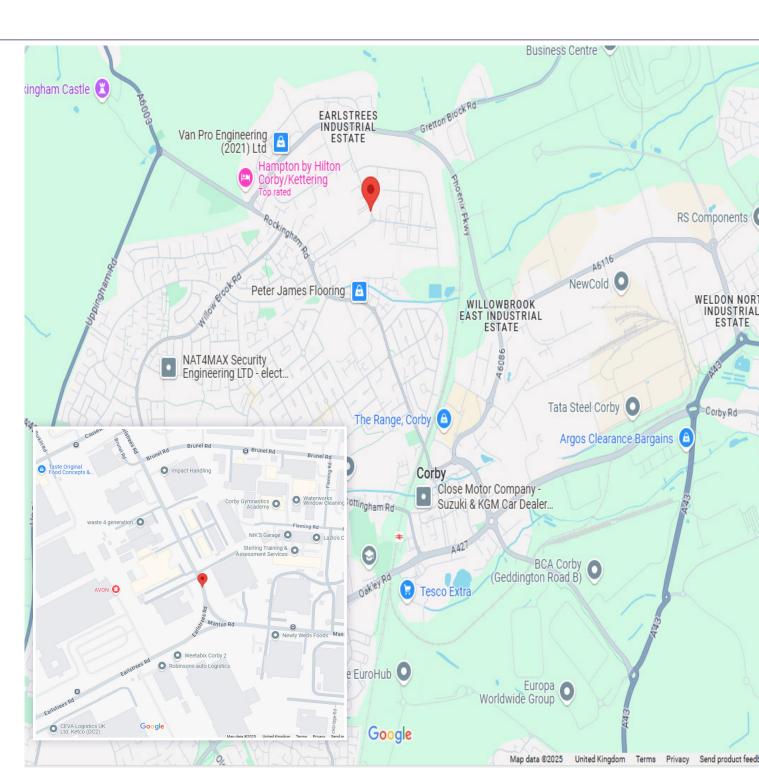
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Location

Corby is well located, being approximately 8 miles north of Kettering and the A14 dual carrriageway 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 northeast. Northampton is approximately 23 miles to the south-west leading to the M1 motorway.





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