

# TO LET

**budworth  
hardcastle**

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[www.budworthhardcastle.com](http://www.budworthhardcastle.com)

**1 Brunel Road, Earlstrees Industrial Estate,  
Corby, Northamptonshire, NN17 4JW**



## Detached Warehouse Unit 58,554 SqFt (5,440 SqM)

- ▼ Secure yard area with 5 dock loading doors and 1 flat
- ▼ Dual eaves of 8m and 6m
- ▼ Separate office block
- ▼ Excellent access to Kettering and the A14 (junction 7)
- ▼ Flexible lease terms

**TO LET**  
**£235,000 per annum exclusive**

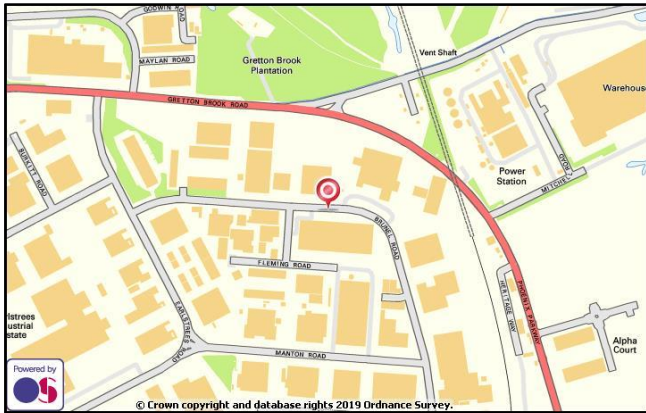
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## LOCATION PLAN



## LOCATION

The property fronts Brunel Road on the Earlstrees Industrial Estate of Corby - approximately 1 mile north of the Corby town centre.

Road communications to the area are excellent and the premises have good access to the A6003 that is part dual carriageway access to Kettering leading to junction 7 of the A14 dual carriageway that gives excellent access to the country's surrounding motorway network with the M1/M6 to the west and the A1/M to the east, linking the east coast ports of Felixstowe and Harwich.

## DESCRIPTION

The property comprises a main warehouse with approximately 8m clear eaves height and further warehouse area with approximately 6m clear eaves height.

There is an adjoining two-storey office and an amenity block providing kitchen, canteen, offices, WCs and computer rooms with further welfare facilities within the main unit.

The site has a secure yard area, gated and fenced, with large open car parking area to the front. The unit has 5 dock level loading doors and a single flat access door with a minimum depth for the yard of 33m.

## ACCOMMODATION

High bay area (8m):	38,859sqft (3,610.00sq.m)
Lower bay area (6m):	16,989 sqft (1,578.28sq.m)
Two-storey office/amenity block:	2,706 sqft (251.39sq.m)

**Total approximate GIA: 58,554 sqft (5,439.67sq.m)**

Site area: Approx. 2.84 acres (1.15 ha)

## TERMS

The property is available by either assignment or sub-let of the existing lease with a rent passing of £235,000 per annum, exclusive of all other outgoing. Further details are available from the agent.

## TOWN AND COUNTRY PLANNING

The property has principally been used for warehouse picking/packing and light production in the past. Any prospective occupant should establish the validity of their proposed use by contacting the Corby Borough Council planning department on 01536 464000.

## RATES

The rateable value identified from the Valuation office website is £152,000.

The standard business rates for the financial year 1st April 2019 to 31st March 2020 for the properties with a rateable value above £51,000 is 50.4p in the £. This will give a rate payable figure, assuming no transitional relief or premium, of £76,608.

Any prospective occupier should contact the Corby Borough Council on 01536 464000.

## LEGAL COSTS

Each party to bear their own.

## SERVICES

We understand that all mains services are connected and available, including single and three phase electricity, gas, water and mains drainage. Budworth Hardcastle has not tested any of the available services and any interested parties are advised to make their own investigations.

## VAT

All figures quoted are exclusive of VAT that is understood will be applicable.

## EPC

The EPC rating for this property is currently E/125.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification and confirmation of funding will be required from any applicants.

## VIEWING

Strictly via the agents.

Gilbert Harvey

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