

To Let

HIGH QUALITY MANUFACTURING FACILITY

Orion House Hunters Road
Weldon North Industrial Estate Corby NN17 5JE



- Established manufacturing facility
- Established Industrial estate location
- Secure yard
- Available immediately

To Let £97,500 per annum exclusive

Location

The premises are located on the well-established Weldon North Industrial Estate, a recognised commercial location on the town's eastern fringe. The property benefits from convenient access to the A43, which in turn provides direct onward connectivity to the A14, offering strategic east-west links for regional and national distribution.

The Tata Steelworks site lies immediately to the west, and the surrounding area is characterised by industrial premises of a similar age and style, together with a number of redeveloped sites now occupied by large-scale industrial and logistics schemes.

Accommodation

The unit provides twin-span manufacturing/warehouse accommodation with an approximate 6.0m eaves height, together with integral office, welfare and ancillary facilities incorporated within the front elevation.

The main warehouse areas are finished with a concrete screed floor and benefit from good levels of natural light, supplemented by eaves-mounted LED lighting.

Externally, the property includes a level, concrete-surfaced yard secured by brick boundary walls and metal gates, with additional aluminium security measures in place.

Areas

	Sq Ft	Sq M
Orion House - Warehouse	11,723	1,089.07
Orion House - GF Office	2,316	215.16
Orion House - FF Office	2,271	210.98
TOTAL	16,310	1,515.2

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing sub-tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

Rent

To Let £97,500 per annum exclusive

Terms

The premises are available by way of a sublease expiring 2nd April 2029.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £84,000

Legal costs

Each party is to be responsible for their own legal costs.

VAT

We understand that the property is VAT elected, and VAT is therefore payable.

EPC

Available upon request.

Services

We understand that all mains services including water, gas, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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