

INDUSTRIAL TO LET

Cronin Courtyard

Corby, NN18 8AG



Key Highlights

- Warehouse/industrial Unit
- Also benefitting from planning permission for retail use
- Office located on first floor
- Excellent road connections
- To be refurbished shortly
- 5.58m eaves
- Large car park and secure yard area
- Total site area of 2.31 acres

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

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DESCRIPTION

The property comprises a purpose-built retail / warehouse unit.

It is of steel portal frame construction, with internal and external low level brick walls with coated metal cladding above. The roof is insulated cladding with translucent roof lights. The eaves height is 5.58m. There are two roller shutter doors.

Internally the building has a concrete floor - with thermo plastic tiles in the former retail area. An area has been partitioned to provide a loading/unpacking bay, and there is a small office area (968 sq. ft.) at first floor level.

The property is to be refurbished shortly with a complete redecoration internally and externally, including making good the internal flooring.

ACCOMMODATION

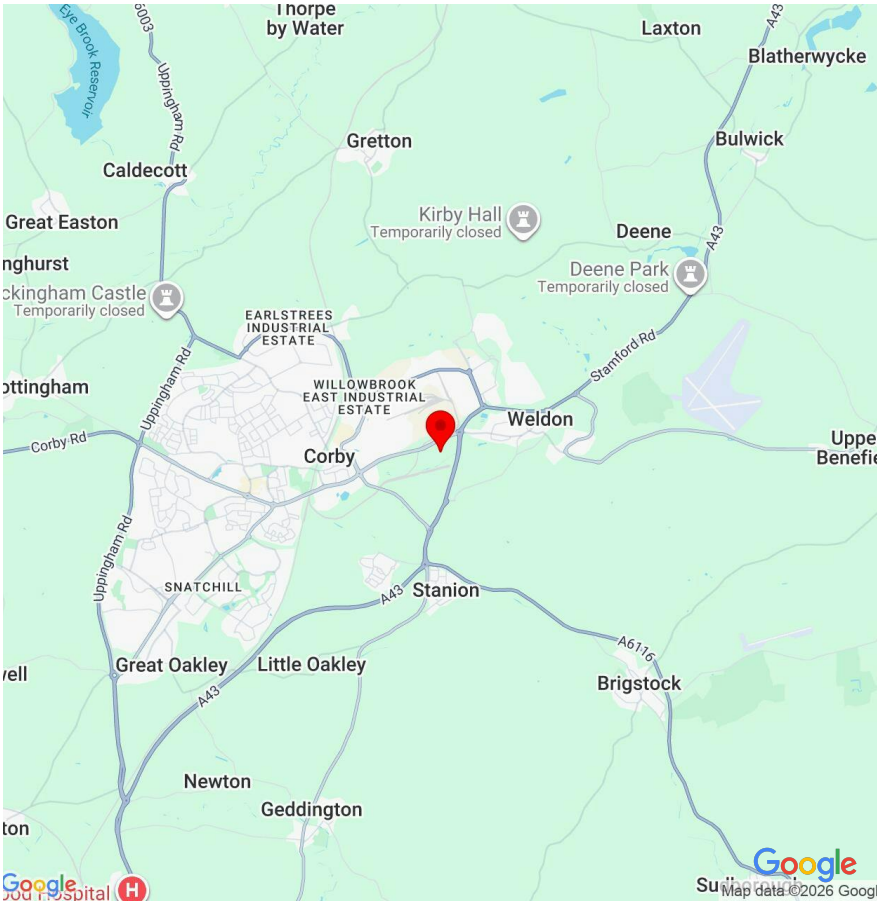
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit	27,028	2,511

LOCATION

The property is situated in a highly prominent location at the junction of Cronin Road with the A43 approximately 1 mile to the east of Corby Town Centre. Cronin Road is the main entrance to the South Weldon Industrial Estate.

Corby is a prominent town in North Northamptonshire, located in the East Midlands region of England. It lies approximately 23 miles northeast of Northampton and sits within easy reach of key regional centres. The town is well positioned for road travel, with good access to the A43 linking to Kettering and Northampton, and connections toward the A14 and wider motorway network, providing convenient routes across the Midlands and toward London and the East of England.



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VIEWINGS

Strictly with the joint agents
Savills and Rowley Hughes
Thompson (0121 212 7803).

TERMS

Available to let on terms to be
agreed. Guide rent of £215,000
per annum on a full repairing and
insuring (FRI) basis.

ANTI-MONEY LAUNDERING

To comply with Anti-Money
Laundering Regulations, proof of
ID and address are required and
confirmation of the source of
funding will be required.

BUSINESS RATES

Rateable Value:
The Valuation Office Agency
website lists the property with a
current rateable value of
£149,000.

VAT

VAT will 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
the transaction.

EPC

The unit currently has an EPC
rating of D - pre-refurbishment
and likely to see significant
improvement.

SERVICE CHARGE

Not applicable.

PLANNING

The building has planning
permission for open retail use with
the exception of food. The
property is also ideally suited for
use as a warehouse (STP).

CONTACTS

For further information
please contact:

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