

Lease Opportunity for the Multi-use Building

Grosvenor House, Corby NN17 1QB

Approximate internal area: 645m² (6951 sq. ft)



Information

North Northamptonshire Council are inviting organisations to register their interest in becoming the Head Tenant in the soon to be refurbished Multi-use Building project, completing in 2026.

The Property

The building was originally built in the 1960's as an hotel and subsequently became the municipal offices of Corby Borough Council. The offices were moved into The Cube opposite once opened in 2010, thereby releasing Grosvenor House for letting.

The project is at the start of its journey and is scheduled to be completed by Summer 2026 (see timetable over page).

Location

Grosvenor House is well situated in the centre of Corby on the edge of the main shopping area, with good bus connections directly outside the entrance. The railway station is approximately 20 minutes' walk away. There are various car parks a short distance from the building as well as limited parking on site.

Grosvenor House overlooks the new modern area of Corby town centre, the Leisure Quarter, which has a cinema and popular restaurants. It also directly faces The Cube which houses numerous services such as North Northamptonshire Council (NNC) offices, a theatre, and the library.

Area

The entrance and the whole of the first-floor area will be refurbished to a high standard and the first floor will become a multi-use area including offices, meeting rooms for counselling, meetings, and workshops. There will be shared facilities such as canteens and WCs. This will be accessed via the stairs, or a platform lift for wheelchair users.

The first-floor area comprises approximately 645 square metres (6,951 square feet) of space in its present format. The refurbishment might change the net usable area.

Procurement phase until spring/summer 2024

Appoint anchor tenant summer/autumn 2024

Design phase until autumn/winter 2024

Build phase until winter/spring 2026

Completion and handover summer 2026

The Lease

1. The length of the lease is negotiable with a minimum term of 5 years up to 25 years.
2. The lease will be on an Internal Repairing basis.
3. The tenant will be responsible for paying all outgoings such as water, gas and electricity which will be separately metered.
4. The tenant will be responsible for Business Rates if applicable and may be subject to reliefs (please ask the Business Rates section about your particular use or organisation).
5. Insurance will be paid by the landlord but will be reclaimed as part of the Service Charge (see below).
6. The lease will be outside the provisions of the Landlord and Tenant Act 1954 with regards to security of tenure.

Service Charge

The Service Charge will be estimated on an annual basis which will include such things as cleaning of communal areas, building insurance, repairs, and maintenance costs and is estimated for 2024/25 at £34,588 payable in 12 monthly instalments. This is reviewed annually and excludes utility costs (as these will be metered separately) public liability, and contents insurance.

Energy Performance Rating

Currently rated as a D but will be re-rated after refurbishment.

Planning

The property is in Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rental

It is estimated that the market rental value is £34,750 per annum, but each interested party will have their own proposal according to their use, experience, expertise and on the needs of the local community. A Rent Deposit may be required depending on the organisation chosen.

North Northants Council gives notice that:

- particulars are set out as a general outline for the guidance of intended applicants and do not constitute, nor constitute part of, an offer or contract; – all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intended applicants 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;
- the Council does not bind itself to accept the highest or any offer

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These particulars are given solely as a general guide and do not constitute any offer or contract. In accordance with the provisions of the Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared having taken all reasonable steps, with all due diligence, to ensure that all material information is provided and is factual as well as accurate. Despite this, applicants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. Subject to the provisions of the Act the Council make or give no representation or warranty whatsoever in relation to this property and no legal responsibility can be taken for the statements contained in these particulars which are not to be relied upon as a statement or representation of any fact and no person in the employment of the Borough Council has any power or authority to make any representation or warranty whatsoever in relation to this property.