

Richardson

Unit I Edison Courtyard Earlstrees
Industrial Estate
Corby, NN17 4LS

Commercial Property Specialists

TO LET

£35,000 Per Annum



- End of Terrace Warehouse / Industrial Unit
- GIA 417 Sq M (4,488 Sq Ft)
- Good Loading
- Well Located
- Established Estate
- Office Installed
- 6m eaves
- EPC: 84D

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

Location

The estate is accessed off Brunel Road within the established Earlstrees Industrial area of Corby.

Description

The property comprises an industrial/warehouse unit accessed via a roller shutter door and separate personnel door to the front.

The unit offers clear open space. Male and female w.c.'s are installed.

Accommodation

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

GIA: 417 Sq M (4,488 Sq Ft)

Services

We understand that mains electricity, water and drainage are connected. None of the plant and equipment has been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition

Business Rates

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £23,000

Interested parties should however rely on their own enquiries as to the amount of rates payable.

Terms

The unit is available on a new full repairing and insuring lease for a term of years to be negotiated.

VAT

VAT will be charged on the rent.

Service Charge

A service charge is payable in respect of the maintenance and upkeep of the common areas of the estate. Further details with agents.

Legal Costs

Each party to pay their own legal costs incurred in the transaction.

EPC

EPC: 84D

Viewing

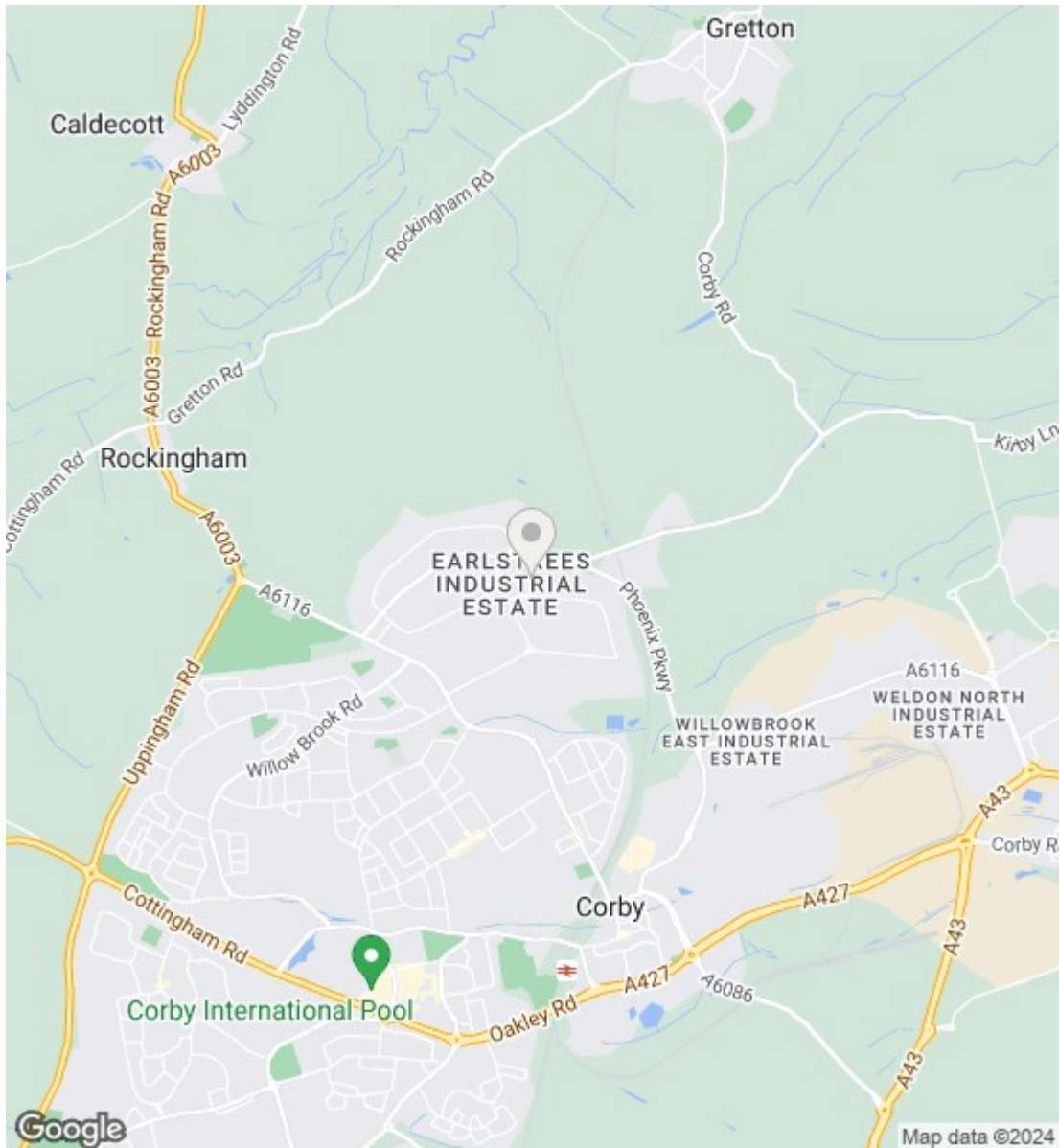
For an appointment to view or further information please contact:-

Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk

Katie Mulhern at RICHARDSON

e: KMulhern@richardsonsurveyors.co.uk t: 07375 517711





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale