

01536 483400

eddisons.com

OFFICES - TO LET

Eddisons

Incorporating Budworth Hardcastle



MIDLANDS LOGISTICS PARK, PLANTATION LANE, CORBY, NN18 8JY

Rent From: £20,000 per annum exclusive

- High quality self-contained first floor office suite.
- Large shared reception with both stair and lift access to first floor.
- Excellent car parking able to be given
- Secure environment.

**Size: 2,000 sq ft (185.81 sq m)
up to 7,692 sq.ft. (714.59 sqm)**

LOCATION

The offices are situated within the newly constructed Midlands Logistic Park on Plantation Lane off the Geddington Road/A43 dual carriageway roundabout in Corby Northamptonshire giving excellent access to the surround road network and only approximately 5 minutes drive time from Corby town centre.

Corby is in a highly accessible location in the central part of the Country with easy access to the A14 dual-carriageway via junction 7 being approximately 15-20 minutes drive time leading westwards to the M1/M6 interchange and approximately 20 minutes drive time to Junction 12 at Thrapston giving excellent access to the A1M/M11.

DESCRIPTION

The first floor offices are in open plan format and forms part of two storey office block to the front of the new Europa warehouse hub with its own secure environment with significant parking immediately to the front.

The office space is constructed to a high standard including being fitted with raised access floors, LED lighting and has a full air handling heating / cooling system with kitchenette area fitted.

There is a dedicated communications room that can be shared and discussion with our client's IT department.

Access to the office suite is via a ground floor reception area where there is a staircase and lift giving access to the first floor so compliant with all DDA requirements.

SERVICES

Mains services are provided as part of the service agreement, except for telephone and broadband where charges will be the direct responsibility of the Tenant.

ACCOMMODATION

The exact area to be finalised between the parties but areas from a net internal area of 2,000 sq.ft. (185.81 sqm) up to 7,692 sq.ft. (714.95 sqm) can be accommodated.

PLANNING

The premises form part of a larger building that includes the two-storey office block.

VAT

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

LEASE TERMS

The offices are available on a new lease for a term to be agreed at with rents starting at £20,000 per annum exclusive up to £76,950 per annum exclusive for the full floor.

Full details of other costs relating to service charge, business rates and utilities available from the agent.

RATES

It is anticipated that a proportional charge will be made to the tenant as a percentage to the whole premises.

TENURE

On a new lease outside The Security of Tenure Provisions 24-28 inclusive of The Landlord & Tenant Act.

LEGAL COSTS

Each party to bear their own.

EPC

The building has a current EPC assessment of A.

VIEWING

Strictly via the agents Eddisons:

Contact: Gilbert Harvey

Email: Gilbert.Harvey@eddisons.com

Tel: 01536 483400

Contact: Amanda Lawrence

Email: Amanda.Lawrence@eddisons.com

Tel: 01536 483400



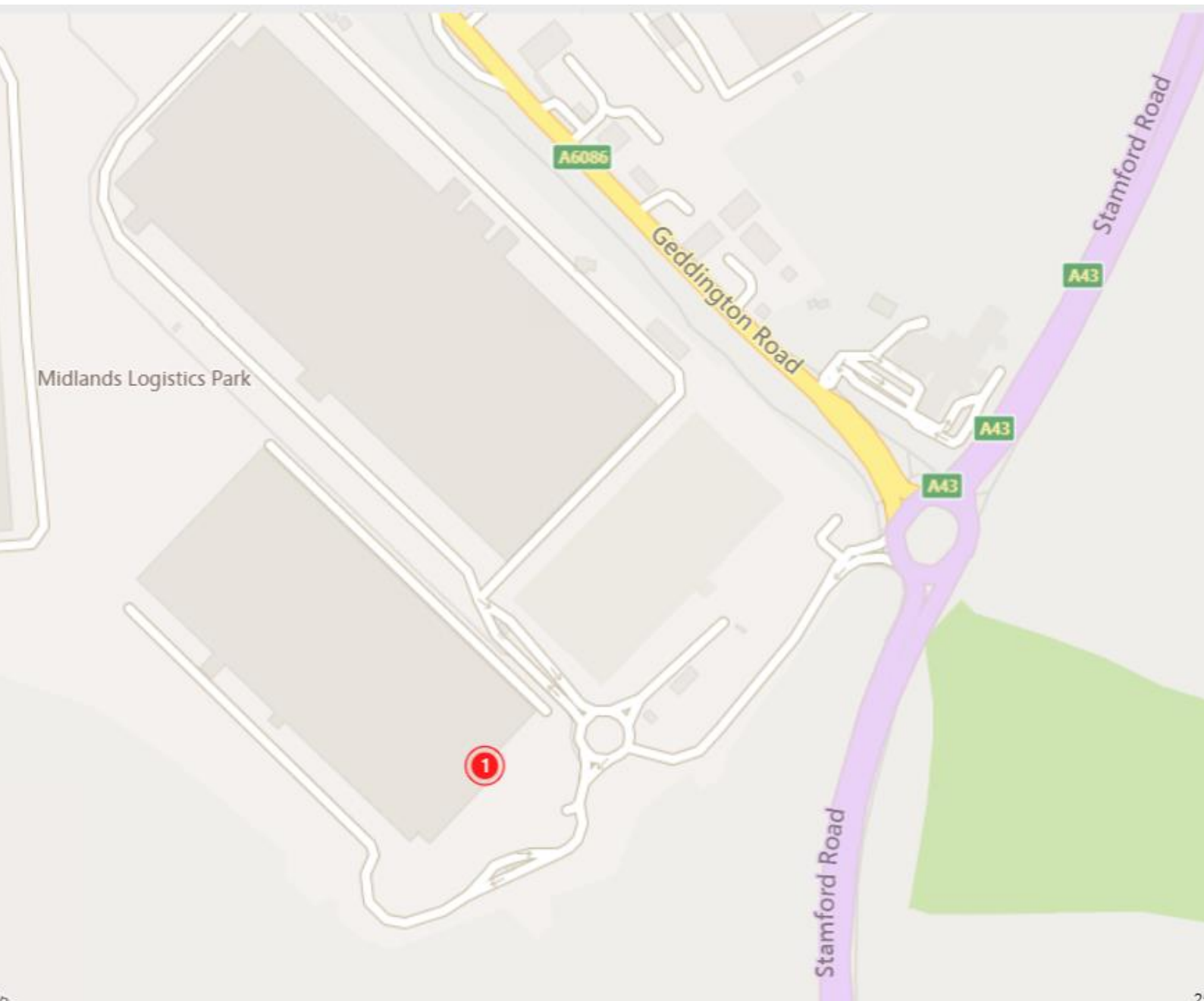
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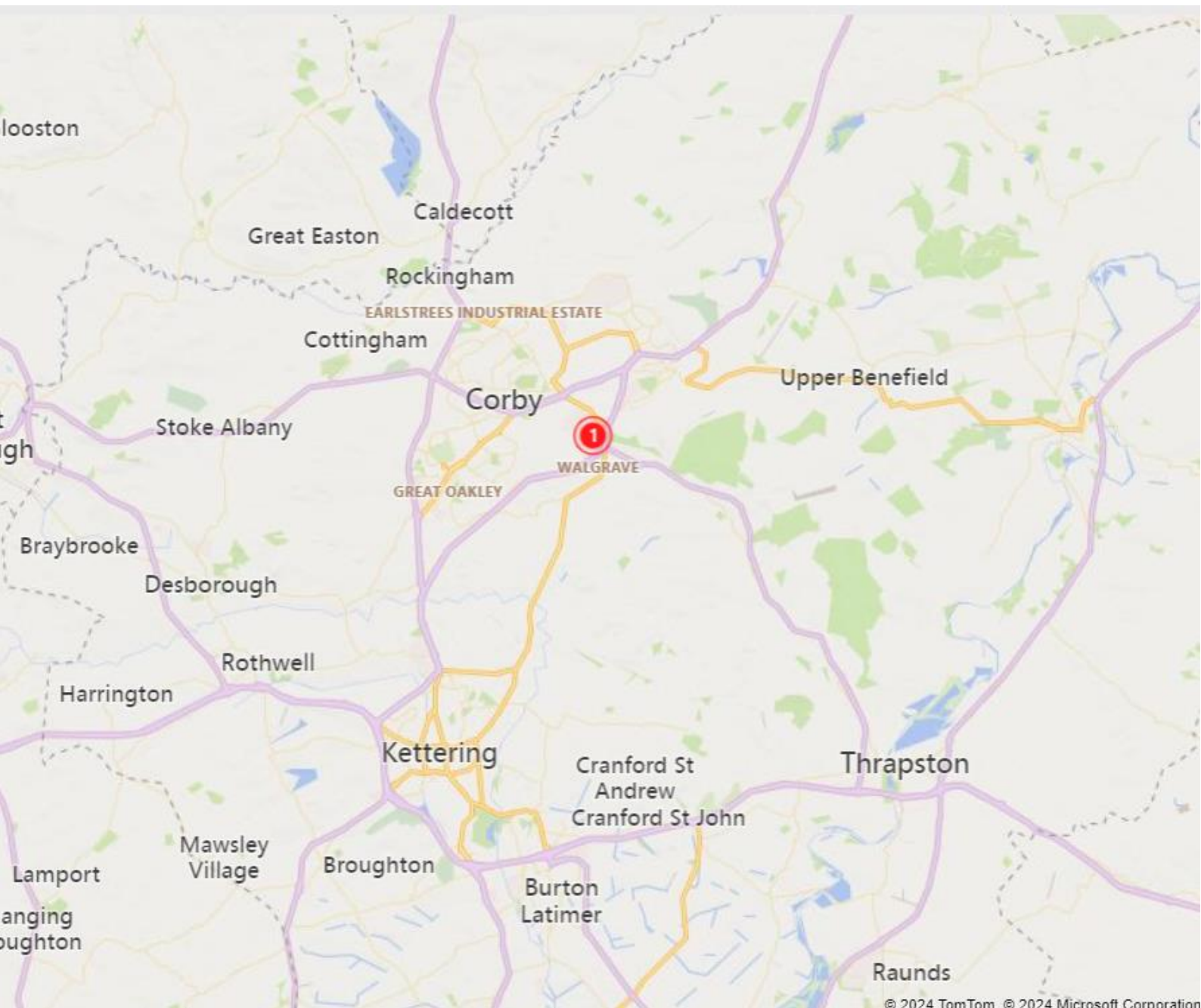
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