

01536 483400

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Budworth Hardcastle



**ASPEN HOUSE, BLENHEIM PARK, MEDLICOTT CLOSE, OAKLEY HAY,
CORBY, NORTHANTS NN18 9NF**

Rent: £35,250 per annum

Size: 2,820 sq ft (261.98 sq m)

- Prestigious office park with dual carriageway access to the A14, A1, M1 and M6
- High Speed broadband up to 85mb
- Fitted with carpets, suspended ceilings, gas fired central heating, and perimeter trunking
- 13 Dedicated car parking spaces

LOCATION

The Oakley Hay business area is strategically located on the southern side of Corby. The main estate road links to the Southern Gateway roundabout and the A6003 which provides dual carriageway access to Kettering and the A14 in 12 minutes. The A14 connects to the M1/M6 interchange to the west and the A1, M11 Cambridge and East Coast Ports to the east.

Blenheim Park has excellent links to both Corby and Kettering train stations which are located on the Midland Mainline and have journey times of approximately 1 hour and 10 minutes and 1 hour respectively to St Pancras International Train Station.

For international business and travel 4 major airports Birmingham, East Midlands, Luton and Stanstead are located within 1 hour and 30 minutes drive time from the development.

A Beefeater family pub/restaurant, Premier Inn Hotel, Jet Petrol filling station with Londis Convenience Store and Greggs are nearby together with an Aldi Foodstore, and McDonalds Drive Thru.

DESCRIPTION

Three storey high quality office building with 13 car parking spaces. Fitted with suspended ceilings with Cat 2 lighting, carpeting, gas fired central heating, perimeter trunking.

Full onsite CCTV monitoring and security.

Very fast broadband speeds of up to 85mb.

Immediately available on new lease.

SERVICES

All mains services are connected including mains drainage, gas and electric.

Eddisons have not tested any of the incoming services and interested parties should make their own investigations.

ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

Ground Floor	853 sq ft	79.30 sqm
First Floor	1,013 sq ft	94.11 sqm
Second Floor	953 sq ft	88.53 sqm
Total:	2,820 sq ft	261.94 sqm

PLANNING

The property has planning for Class E (Office) use.

RENT

The office is available on a new internal repairing and insuring lease at a rental of £35,250 per annum plus VAT.

VAT

All figures quoted are exclusive of VAT which is payable.

RATES

The rateable value identified from the Valuation Office website is £21,500.

The business rates multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value below £51,000 is 49.9p in the £ which will give a rates payable figure of £10,728.50.

Any prospective occupier should confirm details by contacting North Northamptonshire Council on 0300 126 3000.

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

LEGAL COSTS

Each party to bear their own.

EPC

The property has an EPC rating of D-77.

VIEWING

Strictly via the sole agents:
Eddisons Commercial Limited

Contact: Amanda Lawrence
Tel: 01536 483400
Email: Amanda.Lawrence@eddisons.com

Contact: Gilbert Harvey
Tel: 01536 483400

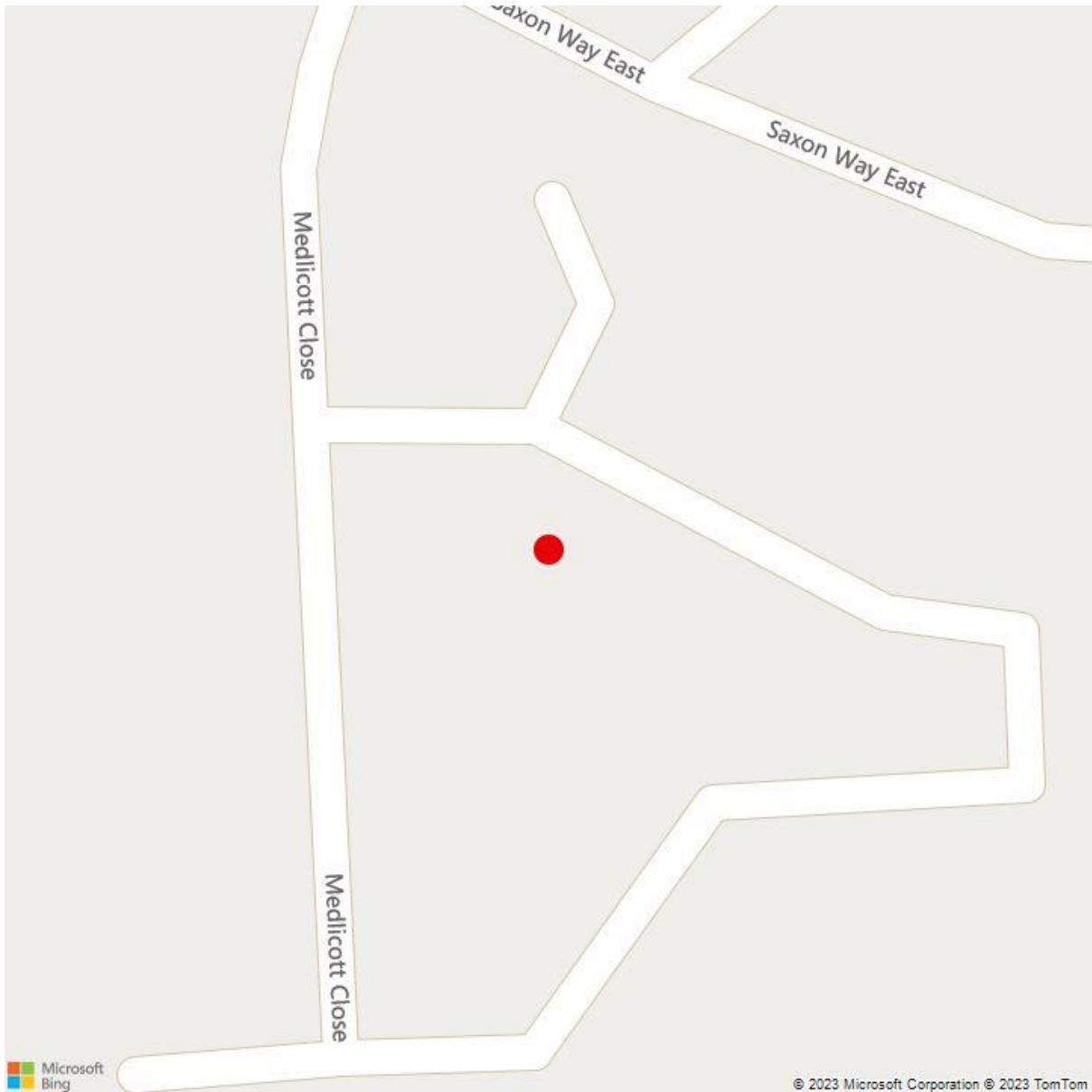
For more information, visit eddisons.com
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Important Information

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