



MARCONI COURTYARD

TO LET

Terraced Industrial/Warehouse Units

Final Unit Remaining

7,396 sq ft (687 sq m)

BRUNEL ROAD, EARLSTREES INDUSTRIAL ESTATE, CORBY,
NORTHANTS NN17 4LT

BCCIM
SHARED CULTURE



POPULAR
COURTYARD
LOCATION

GOOD
ALLOCATION
OF PARKING

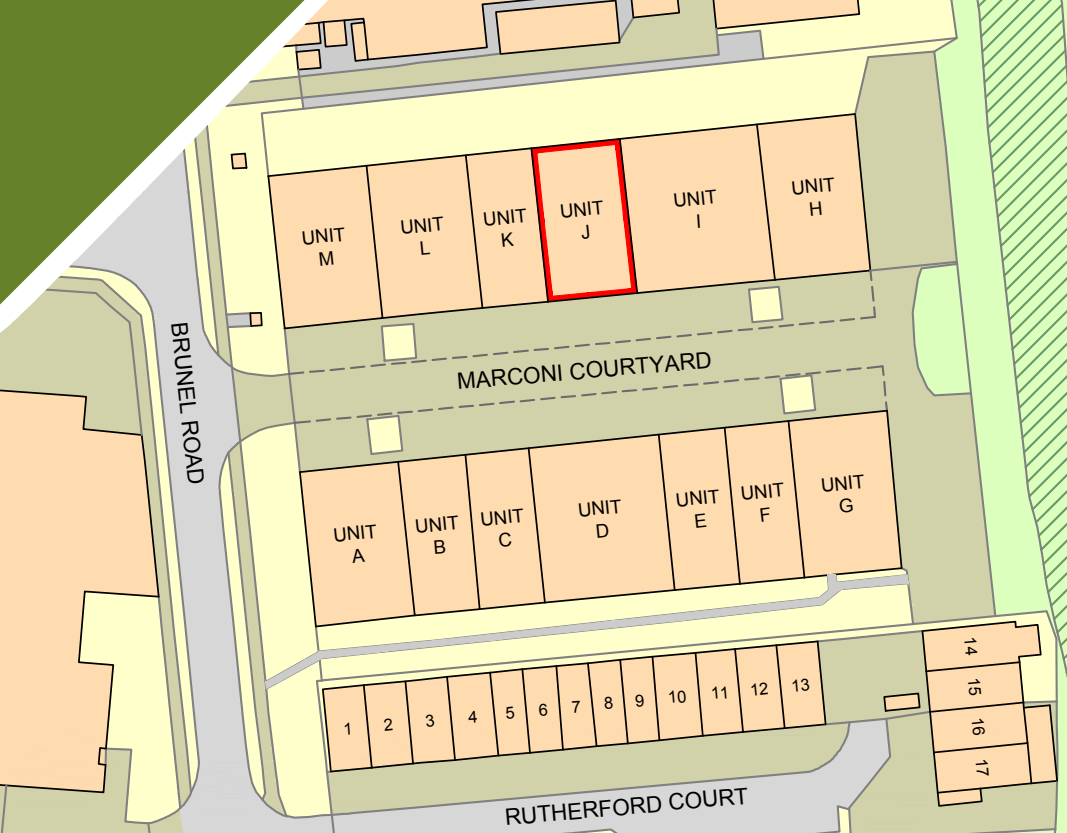
LARGE SHARED
YARD TO THE FRONT
OF THE UNITS

GATED &
SECURED
SITE

LOCATION

Marconi Courtyard fronts on to Brunel Road within the Earlstrees Industrial Estate in Corby. Corby is linked to Kettering via the A6003 dual carriageway leading to the A14. The A14, which is within 9.9 miles, links the east coast ports with the motorway network including M1, M6 and M11.





DESCRIPTION

The subject properties are part of a 13 unit courtyard development, fronting on a central courtyard area.

- Terrace of steel portal frame constructed buildings under pitched roofs with translucent roof panels
- Loading doors for each unit
- Minimum eaves height of 3.5 m, with 6.5 m to apex
- Each unit has welfare facilities, including WCs
- Well proportioned parking and loading access for each unit

ACCOMMODATION

Unit J (7,396 sq ft) is the final unit remaining to let.

| Unit | Area sq ft | Rent pa | Business Rates | Business Rates Payable pa | Service Charge pa | Insurance Premium pa |
|------|------------|---------|----------------|---------------------------|-------------------|----------------------|
| A | 4,622 | | | LET | | |
| B | 4,622 | | | LET | | |
| C | 3,657 | | | LET | | |
| D | 7,382 | | | LET | | |
| E | 3,645 | | | LET | | |
| F | 3,660 | | | LET | | |
| G | 5,631 | | | LET | | |
| H | 5,654 | | | LET | | |
| I | 5,546 | | | LET | | |
| J | 7,396 | £48,250 | £30,500 | £15,616 | £3,780.20 | £1,713.02 |
| K | 3,666 | | | LET | | |
| L | 5,523 | | | LET | | |
| M | 5,600 | | | LET | | |



The areas are expressed on a gross internal basis and are approximate, having been rounded.



LEASE TERMS

The properties are available on new full repairing and insuring leases.

RATES

The occupier will be liable for business rates; for further details contact Corby Borough Council.

VAT

All figures quoted are exclusive of VAT, which is payable.

SERVICES

The units are connected to mains gas, electricity, water and mains sewerage.

LEGAL COSTS

Both parties to bear their own legal costs incurred in the transaction.

EPCs

Available on request.

VIEWING

Viewing arranged strictly via the agents:



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ASSET MANAGER



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