

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



**CEDAR HOUSE, 29 AND 31 MEDLICOTT CLOSE, OAKLEY HAY, CORBY,  
NORTHAMPTONSHIRE, NN18 9NF**

**Rent: £51,125 per annum exclusive**

**Size: 4,090 sq ft (379.96 sq m)**

- Modern offices fitted with comfort cooling, LED lighting, and carpeting
- Excellent broadband speeds up to 85Mb
- 18 car parking spaces
- Full on-site CCTV monitoring and security

## 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 to the A1, M11, Cambridge and the East Coast ports to the east.

Blenheim Park has excellent links to both Corby and Kettering train stations with journey times of approximately 1 hour and 10 minutes and 1 hour respectively to London St Pancras.

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

## DESCRIPTION

Blenheim Park comprises a prestigious multi-let office development, which enjoys high speed broadband up to 85Mb and there is full CCTV monitoring and security.

Cedar House is a detached office building with the benefit of 18 designated car parking spaces. The offices are carpeted and benefit from gas radiator central heating, comfort cooling, suspended ceilings with LED lighting and raised access floors.

## SERVICES

We are advised that mains services are connected to the premises (gas, electricity, water & drainage). None have been tested by the agent.

## ACCOMMODATION

The property has been measured on a net internal area basis as follows:- Net Internal Areas (NIA):-

No.29:	Ground floor:	80.17 sqm	(863 sq.ft.)
	First floor:	83.79 sqm	(902 sq.ft.)
	Second floor:	92.46 sqm	(995 sq.ft.)
	<b>TOTAL :</b>	<b>256.42 sqm</b>	<b>(1,760 sq.ft.)</b>
No. 31:	Ground floor:	57.15 sqm	(615 sq.ft.)
	First floor:	66.37 sqm	(715 sq.ft.)
	<b>TOTAL:</b>	<b>123.52 sqm</b>	<b>(1,330 sq.ft.)</b>
	<b>TOTAL:</b>	<b>379.96 sqm</b>	<b>(4,090 sq ft)</b>

## RENT

£51,125 per annum plus VAT.

## VAT

All figures quoted are exclusive of VAT which will be charged.

## LEASE TERMS

The property is available to let on a new lease for a term of years to be agreed at a rental of £51,125 per annum.

## RATES

The property is currently assessed jointly with the adjacent building under one rating assessment and will therefore need to be re-assessed once let.

## 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 costs in relation to this transaction.

## EPC

The offices have an EPC rating of C/63.

## VIEWING

Strictly via the agents Eddisons:

Contact: Amanda Lawrence

Tel: 01536 483400

Email: [Amanda.Lawrence@eddisons.com](mailto:Amanda.Lawrence@eddisons.com)

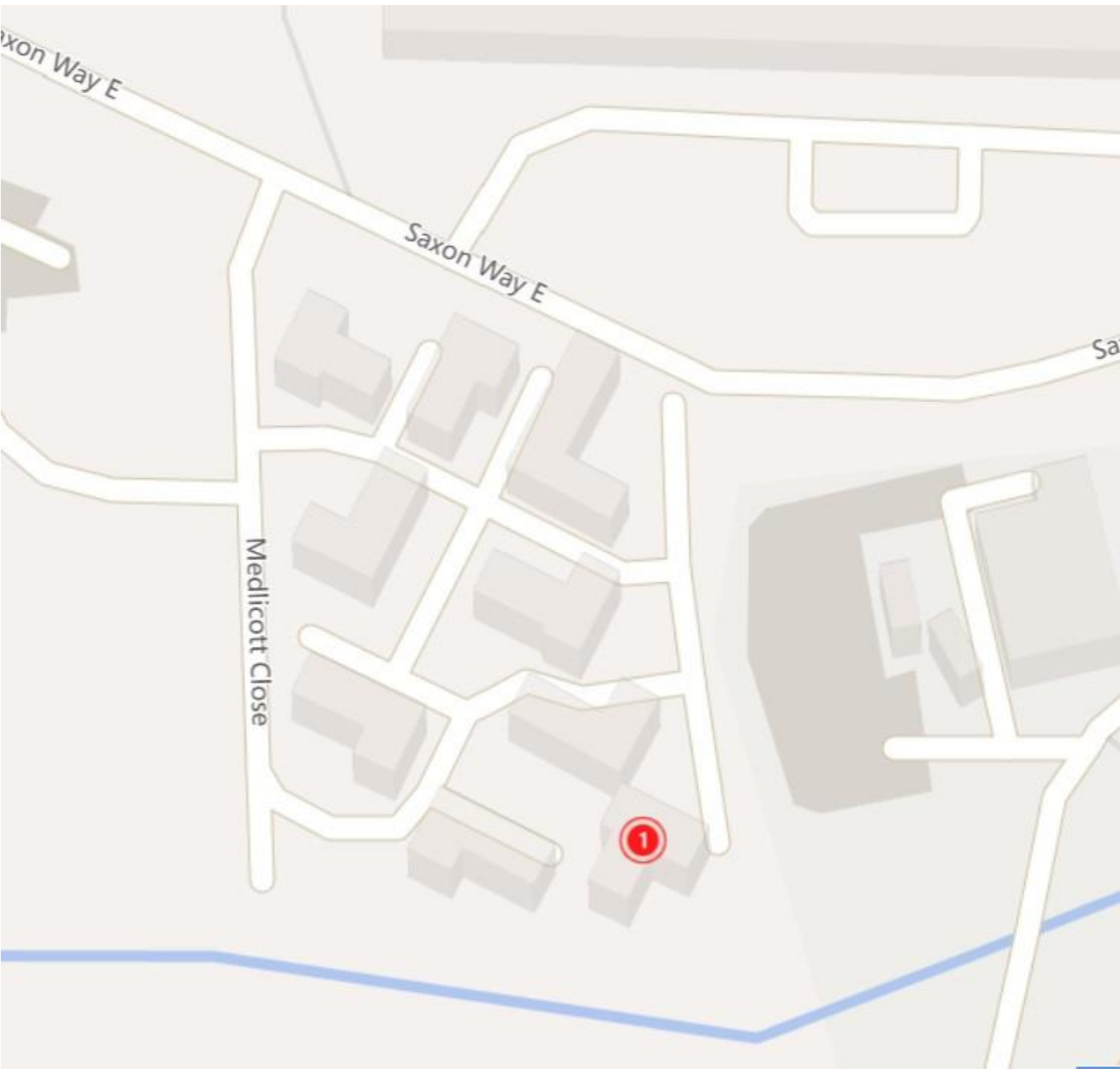
For more information, visit [eddisons.com](http://eddisons.com)  
01536 483400

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating Budworth Hardcastle



For more information, visit [eddisons.com](http://eddisons.com)  
01536 483400

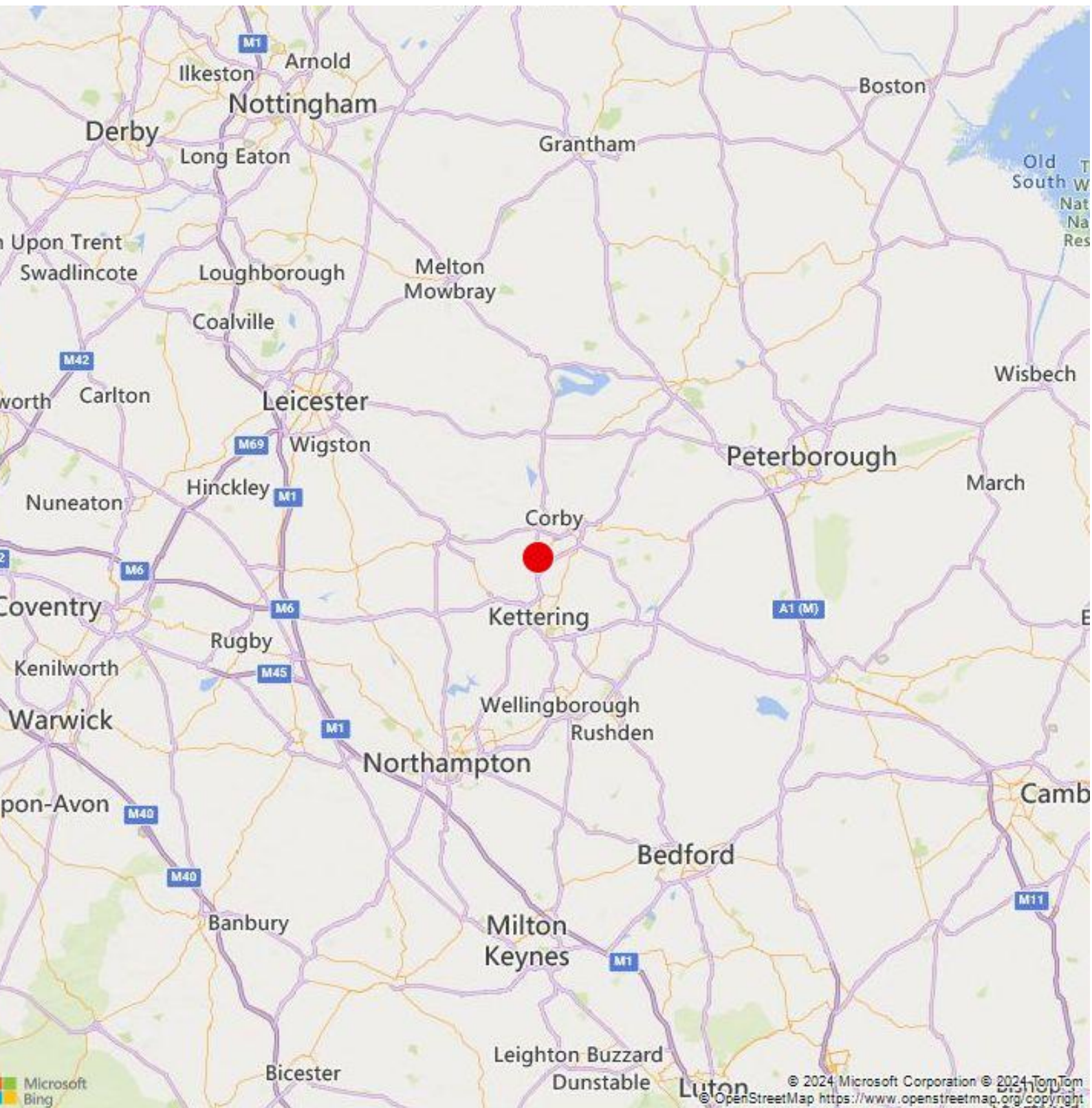
#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating Budworth Hardcastle





For more information, visit [eddisons.com](https://www.eddisons.com)  
01536 483400

#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating Budworth Hardcastle