

01536 483400

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Budworth Hardcastle



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

Rent: £16,625 per annum exclusive

Size: 1,330 sq ft (123.56 sq m)

- Modern offices fitted with comfort cooling, LED lighting, and carpeting
- Excellent broadband speeds up to 85Mb
- 6 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 A11, 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.

31 Cedar House comprises a three storey office building with the benefit of 6 designated car parking spaces. The offices are largely open plan with some demountable partitioning. They 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:	57.15 sqm	(615 sq.ft.)
First floor:	66.37 sqm	(715 sq.ft.)
TOTAL:	123.52 sqm	(1,330 sq.ft.)

RENT

£16,625 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 £16,625 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

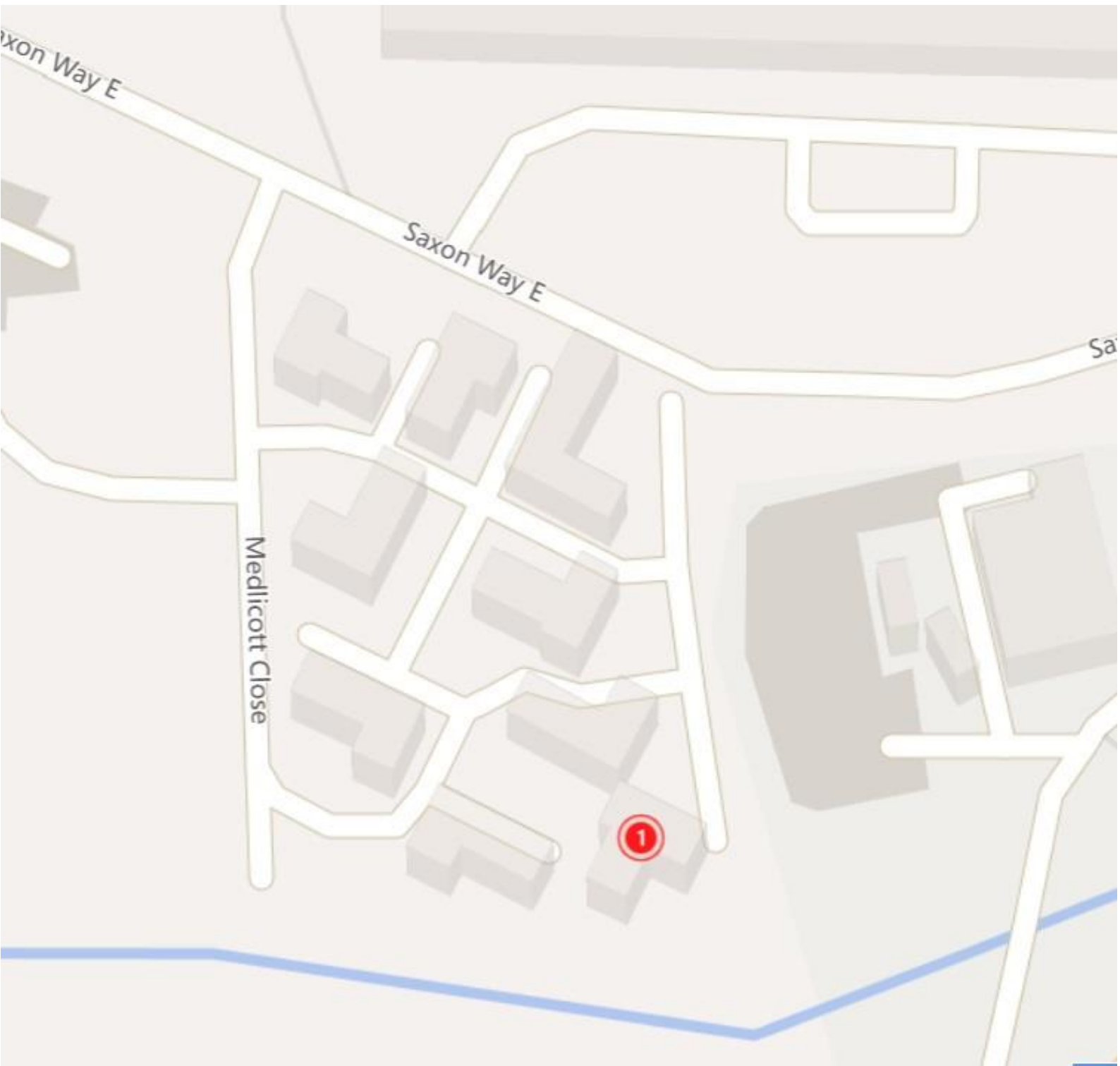
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Important Information

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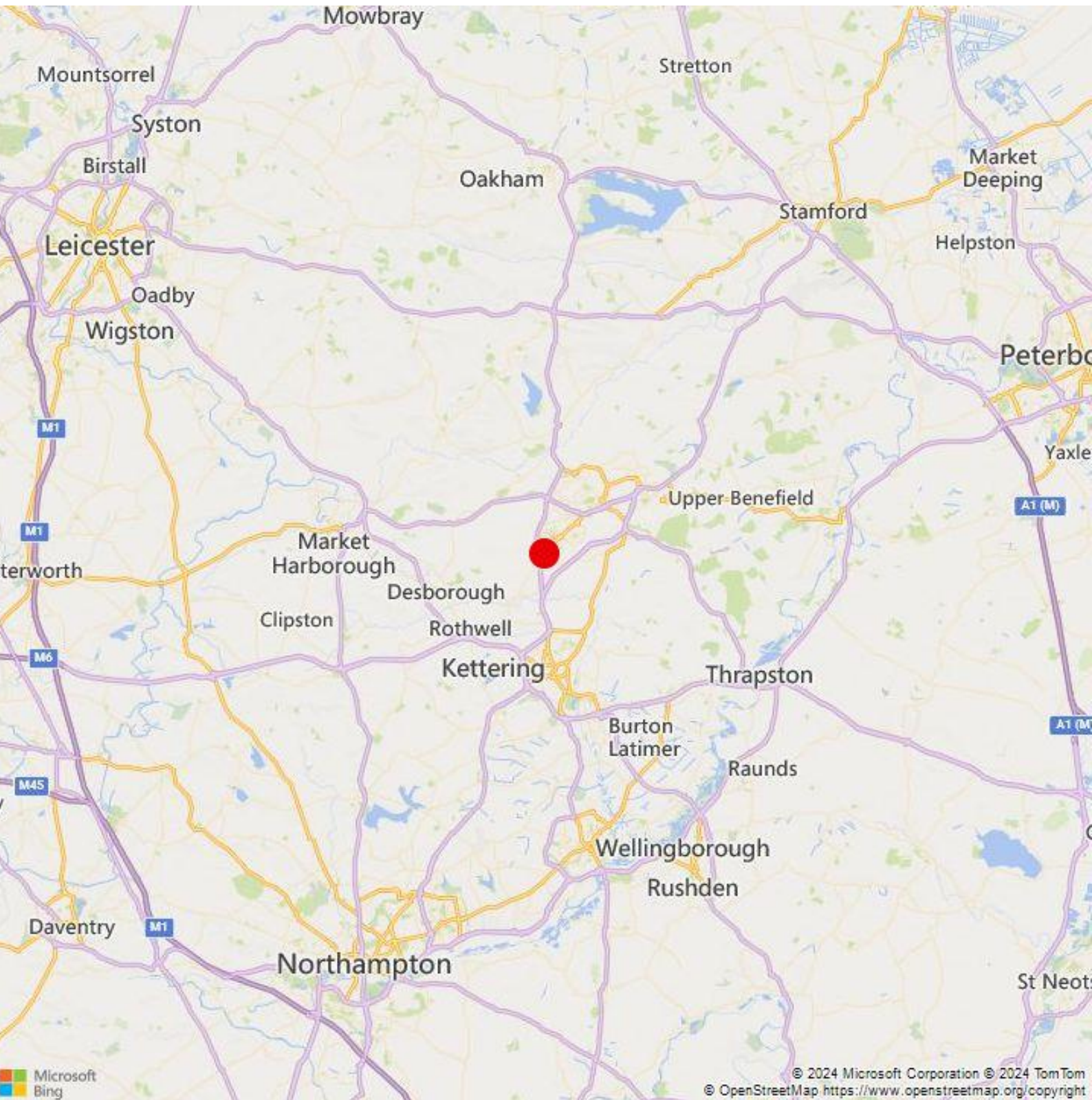
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