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MODERN OFFICE - FOR SALE

Eddisons

Incorporating Budworth Hardcastle



5 SAXON HOUSE CORBY, HEADWAY BUSINESS PARK, CORBY, NORTHANTS, NN18 9EZ

Price: Offers in the region of £350,000

Size: 1,904 sq ft (176.88 sq m)

- Modern Offices fitted with comfort cooling heating.
- 6 Car Parking Spaces
- Raised access floors.
- Prominent location.

LOCATION

The Headway Business Park area is strategically located on the southern side of Corby just off the A6003 dual carriageway.

The main estate road, Saxon Way West, links to the Southern Gateway roundabout and the A6003 dual carriageway that gives access to Kettering and the A14 at Junction 7 in an approximately 12-15 minute drive time. The A14 connects to the M1, M6 interchange to the west and the A1/M11 to Huntingdon, Cambridge and onto the East and the East Coast ports of Felixstowe and Harwich.

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

Immediate facilities include the Aldi Food store, Beefeater family pub/restaurant, Premier Inn Hotel, Jet Petrol filling station, Dominoes, Greggs nearby, together with a McDonald's Drive Thru.

DESCRIPTION

The Headway Business Park comprises a scheme of 3 Independent modern office buildings and Unit 5 is within a terrace block of 6 office units.

The office has brick block cavity external walls under a mono-pitched slate roof. Internally the offices are fitted out with comfort cooling / heating systems with suspended ceilings, LED Lighting and fitted out with high-quality glazed partitioned offices. There are male and female/disabled Wc's and kitchen area fitted.

There are 6 demised car parking spaces.

SERVICES

We are advised that mains services are connected or available to the premises (electricity, water & drainage). Gas is not available. Eddisons have not tested any of the services and any prospective purchaser should make their own enquiries as to the suitability for their use.

ACCOMMODATION

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

TOTAL: 1,994 sq.ft (176.09 sq.m)

PRICE

We are seeking a figure for the freehold trust of £350,000 exclusive of VAT.

VAT

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

RATES

We have been advised by the Valuation website that the ratable value for premises known as 5 Headway Business Park, Saxon Way, West Corby, Northamptonshire, NN18 9EZ is currently £17,000.

The Standard Business Rates for properties below £51,000 ratable value for the financial year 1st April 2024 - 31st March 2025 is £49.9p in the £. This will give rates payable figure assuming no transitional relief of premium of £8,483. Any prospective occupiers should make their inquiries to the Northants rating department on 0300 126 3000.

TENURE

Freehold

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 is to pay for their own legal costs for this transaction.

EPC

The property has an EPC Rating of D 83.

VIEWING

Strictly via the agents Eddisons:

Contact: Amanda Lawrence

Tel: 01536 483400

Email: Amanda.Lawrence@eddisons.com

Contact: Gilbert Harvey

Tel: 01536 483400

Email: Gilbert.Harvey@eddisons.com

Ref:

For more information, visit eddisons.com
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Important Information

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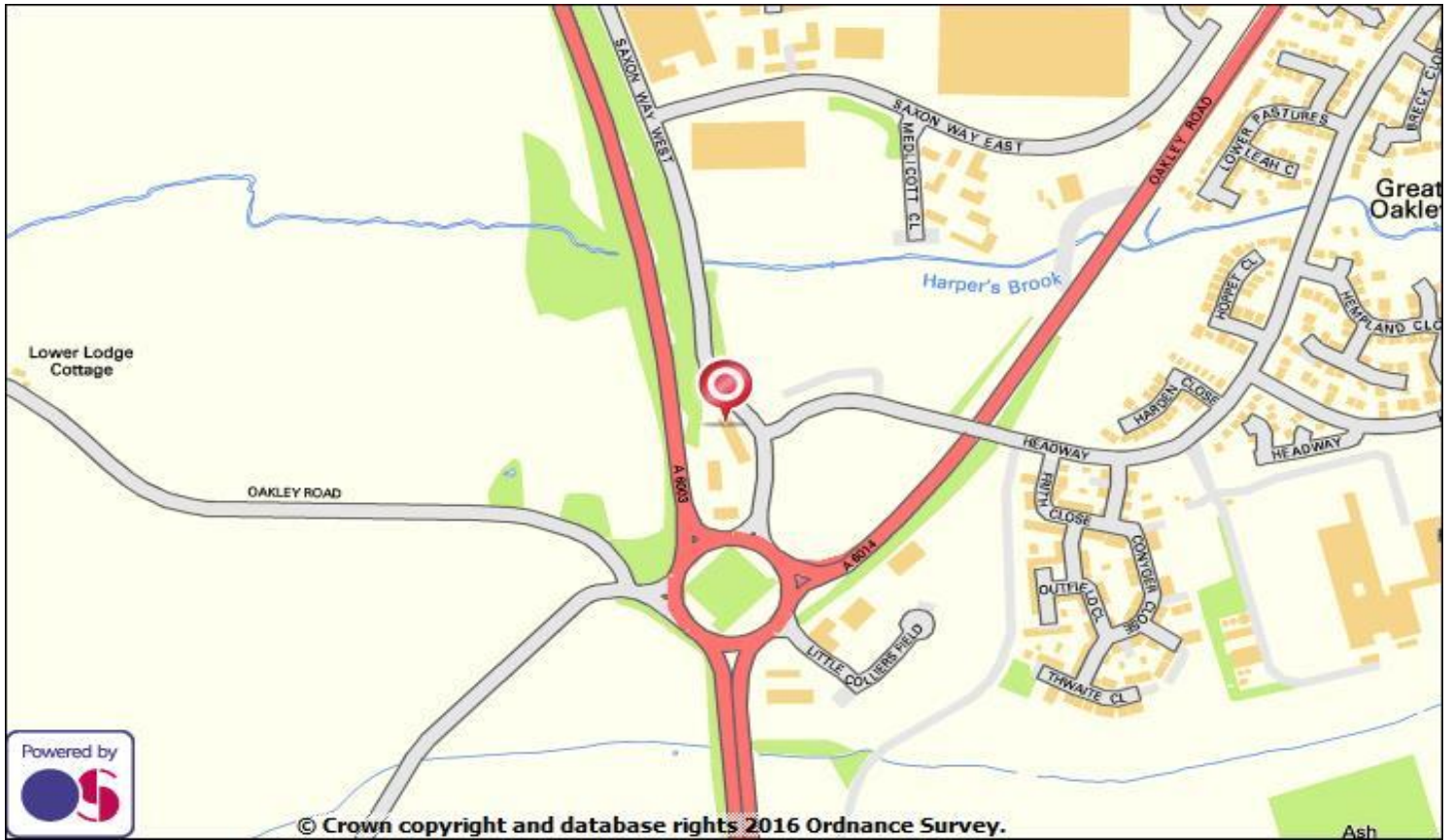
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