



MARCONI COURTYARD

TO LET

Terraced Industrial/Warehouse Units

2 Units Available

5,600 sq ft & 7,396 sq ft
(520 sq m – 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) and Unit M (5,600 sq ft) are available 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	£36,500	£25,000	£12,800	£2,886.92	£1,228.14



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:



GILBERT HARVEY
01536 483 400
gilbert.harvey@eddisons.com



JOE SMITH
01604 620 616
jsmith@drakeandpartners.co.uk

NICHOLAS ROBERTS
01604 620 616
nroberts@drakeandpartners.co.uk



JACK BROWN
01604 604 020
jack@tdbre.co.uk

OLIVER THOMPSON
01604 604 020
oliver@tdbre.co.uk



ASSET MANAGER

Caissoni

IMPORTANT NOTICE: Eddisons, Drake & Partners and Thompson Drummond Brown give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published April 2021. Updated June 2023.