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Eddisons

Incorporating Budworth Hardcastle

INDUSTRIAL /WAREHOUSE/TRADE COUNTER – TO LET



**UNITS 2 & 3, 1 CRONIN ROAD, WELDON SOUTH INDUSTRIAL ESTATE,
CORBY, NORTHANTS, NN18 8AQ**

Rent: £40,500 per annum exclusive

Size: 5,694 sq ft (529.06 sqm)

- Two clear span terraced units with prominent frontage to the A43 dual carriageway and to Cronin Road.
- Further mezzanine floor to unit 3 giving a further 1,396 sq. ft (129.77 sq. m)
- Eaves height 5m clear, 5.7m full. Two loading doors.
- Single and three phase electricity.
- Warehouse and retail showroom premises.

LOCATION

Corby is well located, being approximately 8 miles north of Kettering and the A14 that provides uninterrupted dual carriageway access westward to the M1.M6 interchange and eastward to the A1/M11 and onward to the east coast ports of Felixstowe and Harwich.

Cronin Road is located on the Weldon South Industrial Estate with almost direct access to the A43 dual carriageway that accesses the A14 southbound and leads to Peterborough and the A1 to the northeast.

The property is opposite the Argos returns premises and located as part of the main industrial warehouse trading estate.

DESCRIPTION

Units 2 & 3, 1 Cronin Road, are currently two units that have been combined as one and capable of being split. Each unit has a roller shutter loading door of approximately 3.6m wide x 3.6m high and separate personnel access doors. Unit 2 is fitted with male and female wc's and Unit 1 a single wc. Both units have a clear eaves height of approximately 5m and a full eaves height of approximately 5.7m high. There is a cavity brick block wall to approximately 2.29m high with insulated profile steel cladding above with curved eaves to the upper elevation. The roof incorporates double skinned translucent rooflights within the insulated profile steel cladding with the floor being conventional power floated concrete floor. Externally there is an area of forecourt to each of the units for loading and unloading and some parking with separate parking area also available.

Unit 1 also has a mezzanine floor over the majority of the space, with two staircases giving access.

SERVICES

We understand that all the mains services including gas, single and three phase electrics, main drainage and water are connected or available to the property. Eddisons have not tested any of the incoming services and interested parties should therefore satisfy themselves in this regard.

ACCOMMODATION

Approximate Gross internal area is as follows.

Unit 2:	4,073 sq.ft. (378.40 sqm)
Unit 3: Gnd floor:	1,624 sq.ft. (150.66 sqm)
Mezzanine to unit 3	1,396 sq.ft. (129.77 sqm)

Combined area ground floor of units 2 and 3:
5,694 sq.ft.. (529.06 sqm) plus mezzanine

PLANNING

The property has been used for warehousing and storage together with the retail of tiles and associated products. Any interested parties should make their own enquiries to establish the validity of their proposed use by contacting the North Northamptonshire Council Planning Department on 0300 126 3000.

EPC

The property has an EPC rating of D/92.

VAT

All figures quoted are exclusive of VAT that we understand will be applicable.

LEASE TERMS

The property is available on a new full repairing and insuring lease with 3 year rent review pattern throughout the term with the length of term open to negotiation at an initial rent of £40,500 per annum exclusive payable quarterly in advance.

RATES

We understand from the Valuation Office website that the property known as Units 2-3 at 1 Cronin Road, Weldon, Corby, Northants, NN18 8AQ has a rateable value of £26,000. The small business rate multiplier for the financial year 1st April 2024 – 31st March 2025 for properties with a rateable value below £51,000 is 49.9p in the £. However, any prospective occupiers should contact the Northamptonshire Council Rating Department on 0300 126 3000.

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 are expected to bear their own costs and the ingoing tenant is to give an undertaking for abortive legal costs should they withdraw from the transaction.

VIEWING

Strictly via the sole agents Eddisons:

Contact: Gilbert Harvey
Mobile: 07730 416962
Email: Gilbert.Harvey@eddisons.com

Contact: Amanda Lawrence
Mobile: 07814 739051
Email: Amanda.Lawrence@eddisons.com

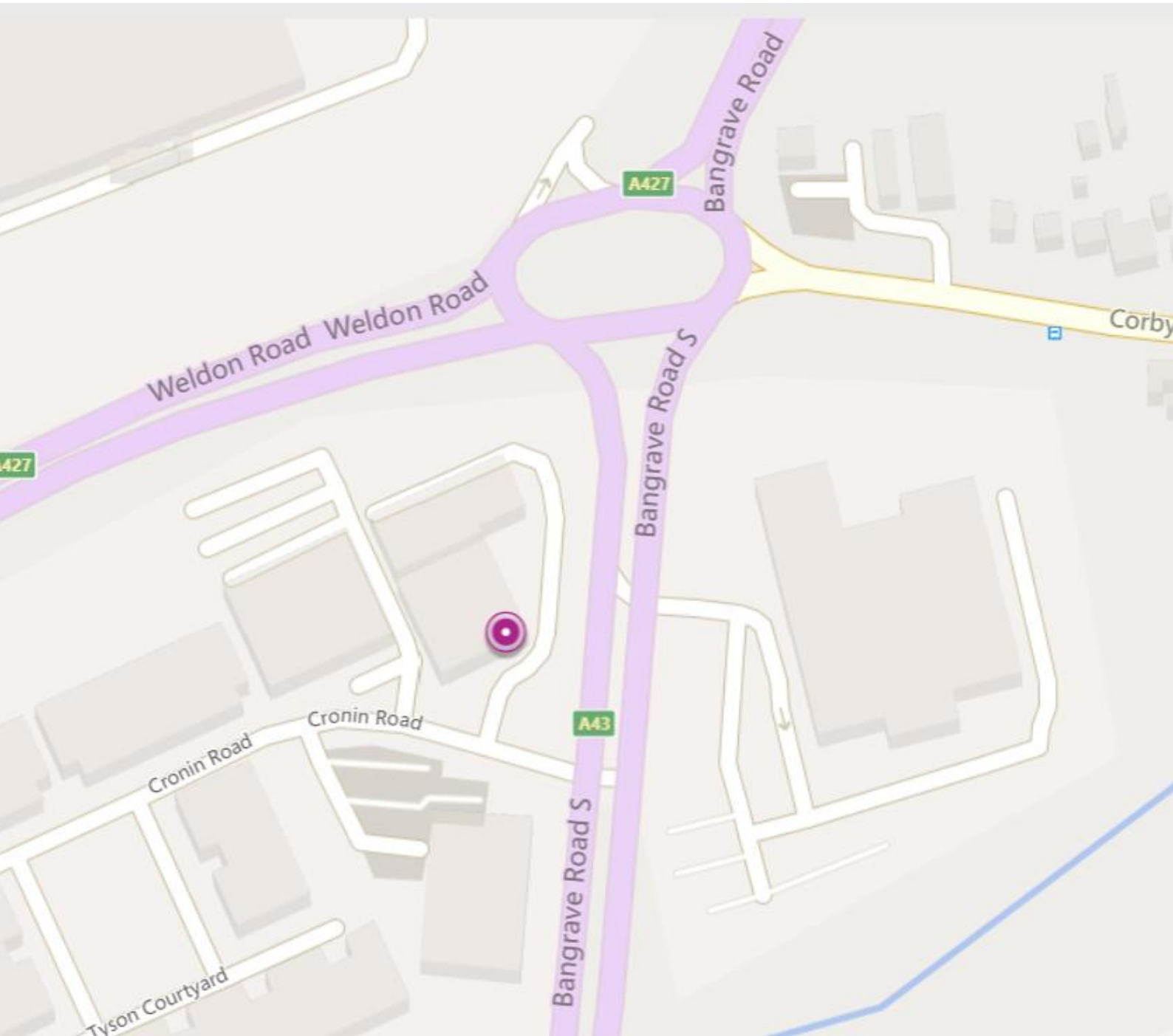
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Important Information

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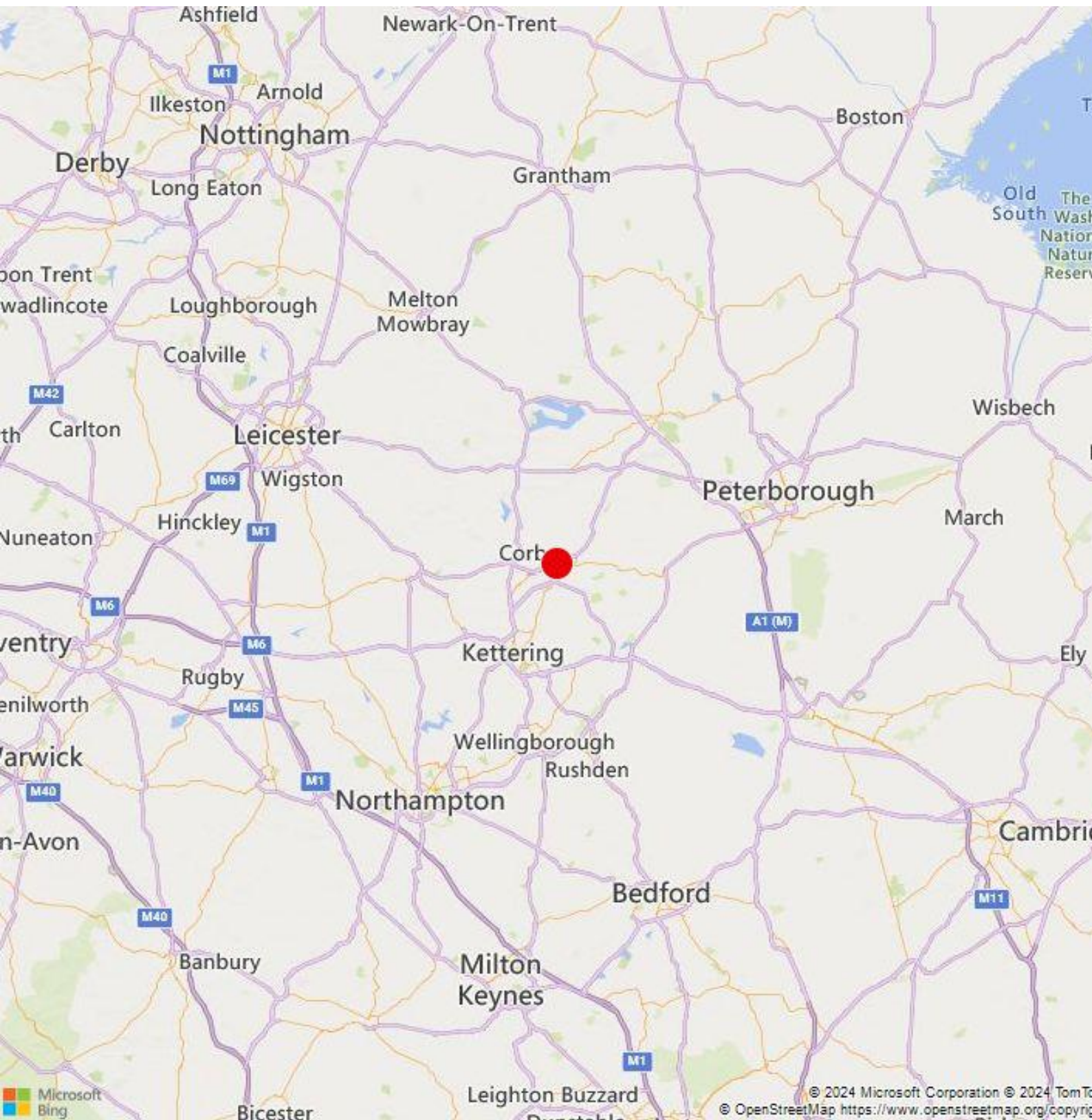
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