



LAND ON PRINCEWOOD ROAD, PRINCEWOOD ROAD, CORBY



KING WEST

# LAND ON PRINCEWOOD ROAD

PRINCEWOOD ROAD, EARLSTREES INDUSTRIAL ESTATE,  
CORBY NN17 1AD

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1.53 acres of open space available to rent.



## KING WEST

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**rightmove** 

 **nTheMarket.com**

These particulars are intended as a guide and must not be relied upon as statements of facts

## **LOCATION**

Corby town forms part of Northamptonshire, located 7 miles north of Kettering, 11 miles east of Market Harborough and 23 miles north-east of Northampton.

Princewood Road lies on the northern boundary of Corby, edging onto the village of Rockingham.

## **PROPERTY**

1.53 acres of open space available to rent, located off Princewood Road.

The land is open to possible storage and distribution (B8 Use) or Open storage subject to Planning.

## **RENTAL TERMS**

All terms are to be agreed between the parties, however a minimum lease term of 3 years, where both Landlord and Tenant area able to serve six months' notice to end the tenancy is proposed. The agreement will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.

## **SERVICES**

Mains water and electricity are available on site. The tenant will be responsible for any bills.

## **BUSINESS RATES**

Business rates are payable by the tenant. The yard has recently been assessed by the Local Authority for Business Rates. Should you require further information please contact the Non Domestic Rating Department at North Northamptonshire County Council.

## **DEPOSIT**

The tenant will be required to pay a deposit equal to two months' rent.

## **VAT**

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). All interested parties should satisfy themselves independently as to VAT in respect of this transaction.

## **VIEWINGS**

The property may only be inspected by prior appointment through the Landlord's agent King West.

# General Remarks

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## VIEWING

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## SERVICES

Mains Water and electricity, private septic tank, and oil fired central heating.

## LOCAL AUTHORITY

## COUNCIL TAX

Band Exempt

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# Floorplans

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