Richardson

Commercial Property Specialists

Unit K Edison Courtyard
Earlstrees Industrial Estate
Corby, NN17 4LS

TO LET

£24,700 Per Annum



- Warehouse / Industrial Unit
- 280 Sq m (3,015 Sq ft)
- Good access and parking
- Motor Trade may be considered
- EPC: 118 E
- New Lease
- Office and W.C's installed
- To Let

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

RICS

www.richardsonsurveyors.co.uk

01780 758007

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LOCATION
This property is located in the established Earlstrees Industrial area of Corby and accessed off Brunel Road. Corby is situated 10 miles north of Kettering, 11 miles east of Market Harborough, 8 miles south of Uppingham and 12 miles west of Oundle.

DESCRIPTION
The property comprises a mid terrace industrial unit accessed via roller shutter door and personnel entrance. The unit is mainly open plan space with office, reception, and male and female w.c's. A mezzanine floor has been installed providing additional storage over the offices

ACCOMMODATION
The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

Warehouse - GIA: 280 Sq M (3,015 Sq Ft) Approximately

SERVICES
We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES
From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £18,000 (April 2026)

Interested parties should however rely on their own enquiries as to the amount of rates payable.

TERMS
The unit is available to let on a new full repairing and insuring lease for a term of years to be negotiated.

SERVICE CHARGE
A service charge is payable in addition to the rent in respect of the maintenance and upkeep of the common areas of the estate. Further details with agents.

LEGAL COSTS
Each party to pay their own legal costs incurred in the transaction.

VAT
VAT will be charged on the rent.

EPC
EPC: 118E - Valid until 5th August 2028

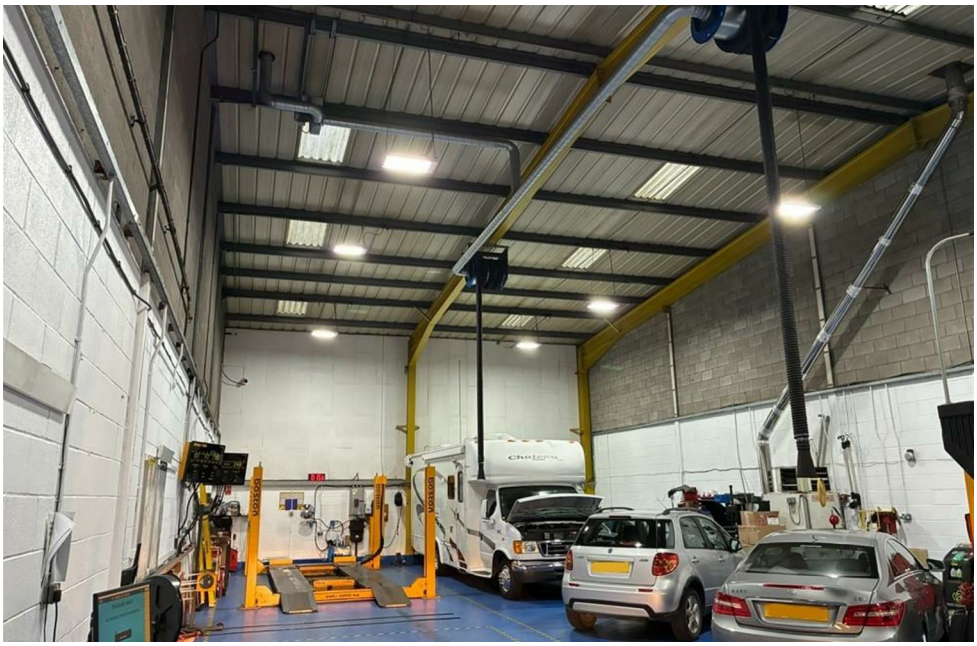
ANTI MONEY LAUNDERING
Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

VIEWING
For an appointment to view or further information please contact -

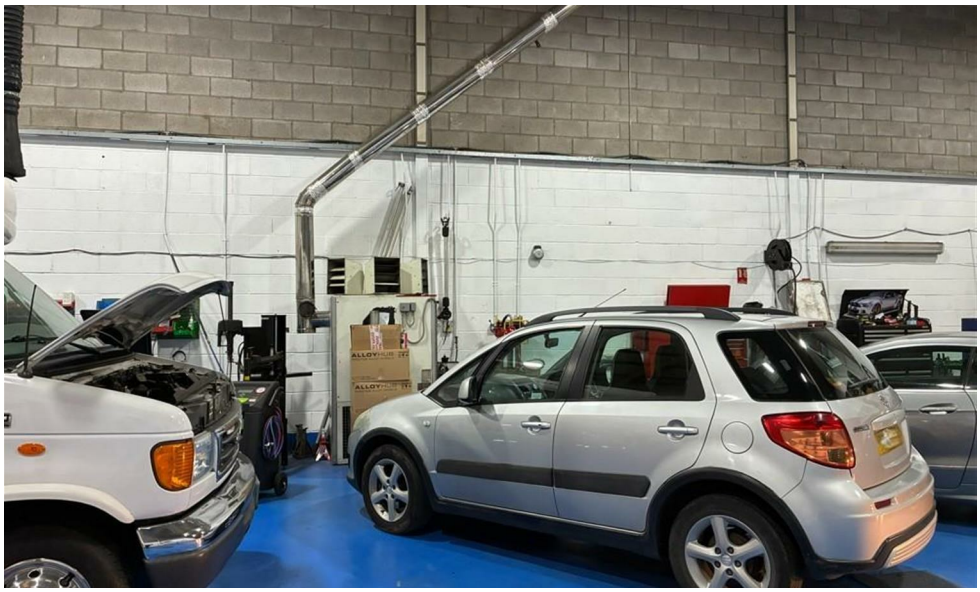
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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale