



Darwin House - unit 1

Corbygate Business Park, Priors Haw Road, Corby, NN17 5JG

2 Storey Office building Offered for let on a new lease

Rent £9,000 per annum

874 sq ft
(81.20 sq m)

- 874 Sq Ft over ground and first floor
- Ground Floor with concrete floor suitable for storage and distribution
- First Floor open plan office with windows on 2 sides
- Vacant possession on completion
- Available 1st March 2024

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Summary

Available Size	874 sq ft
Rent	£9,000 per annum
Rateable Value	£6,400 100% small business rates relief should be available to qualifying businesses
Service Charge	£450.39 per annum 2024 pro-rata to lease start. Insurance is £150.94 pa for 2024. Both figures are subject to Vat.
Car Parking	2 Allocated parking spaces
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

A 2 storey brick built unit designed for small business users, ideal for an office with small distribution needs. The ground floor has double door access with a separate reception and access to the upper floors. Each unit comes with 2 owned parking spaces and there are several shared spaces for guests to the site.

Location

Corby Gate Business Park is off Priors Haw Road to the East of Corby and is situated on a prominent 5 acre site in the Weldon North Industrial Estate approximately 100 yards from the A43 trunk road. Corby a former 'steel town' is situated in the centre of the UK and benefits from a comprehensive network of roads allowing excellent access to Peterborough, Kettering, Northampton and Leicester and the A1 North and South. What 3 Words - buzzing.presides.retrieve

Accommodation

The accommodation comprises the following areas: Ground floor main entrance, with w/c and access to the ground floor unit - 437 sq ft (40.06 sqm), with double opening doors to car park and windows around 2 sides. Stairs to first floor landing with upstairs w/c and access to first floor office - 437 sq ft (40.6 sqm).

Name	sq ft	sq m	Availability
Building - 2 Storey office and Workshop	874	81.20	Available
Total	874	81.20	

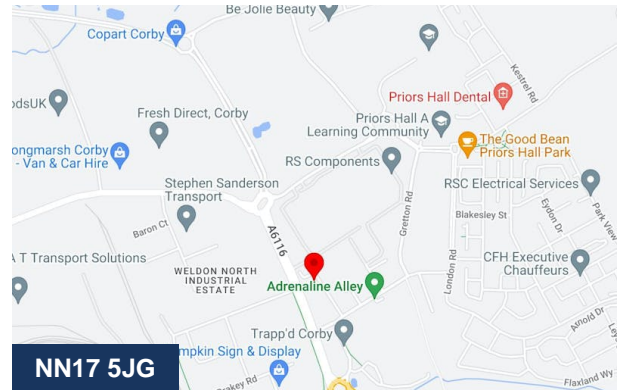
Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

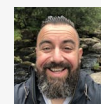
Terms

Offered to let on new lease terms - minimum 5 years at a passing rent of £9,000 per annum - VAT TBC. Rent deposit equal to 3 months rent will be required.

Service charge and Buildings insurance will be re-charged to the tenant at cost. The tenant will be responsible for all bills including rates payable for the property (if applicable).



Viewing & Further Information



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