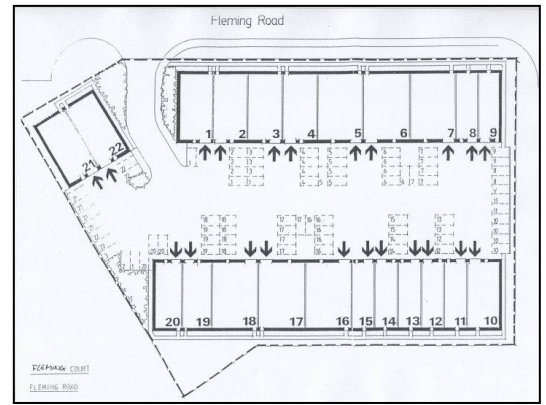




CORBY

FLEMING ROAD

UNIT 8 ALEXANDER COURT

NN17 4SW

LOCATION

Alexander Court comprises an estate of 22 self-contained units on a modern purpose built estate situated within the Earlstrees Industrial Area of Corby.

ACCOMMODATION

Unit is self-contained, with its own car parking and loading area, roller-shutter loading door giving full height access at ground level. Internally unit is offered as a decorated shell with gas fired warm air heating, 3-phase electricity and w/c facilities. 1151 sq ft.

TENURE

To let by agreement for a minimum 12 months certain.

TO LET INDUSTRIAL UNIT

RENT

£800.00 pcm Equates to £8.30 per sq. ft.

SERVICE CHARGE

Levied at £0.95 per sq ft for current year. Provides for the management of the Estate including insurance, maintenance and cleaning of common areas. Please note VAT is levied on rent and service charge.

RATES

Rateable Value: £6,500
Rates Payable: 49.9p in the pound for businesses qualifying for Small Business Rates relief. May be eligible for rates rebate.

LEGAL COSTS

The landlord's costs arising from the tenancy to be met by the new tenant.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

Misrepresentation Act: These particulars have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded.