



# CP

THE CULSHAW  
PARTNERSHIP

COMMERCIAL PROPERTY  
SPECIALISTS  
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## CORBY

Unit 4 Adelaide House, Corby  
Gate Business Park NN17 5JG

### LOCATION

Corby Gate is located off Priors Haw Road, off the A43 to the east of Corby so well located for the main Corby Business District, as well as Stamford A1 and Kettering A14/M1/M6

### ACCOMMODATION

A modern office building offering attractive light accommodation on ground and first floors comprising 876ft<sup>2</sup> / 81m<sup>2</sup> of space on each floor.

### TENURE

Offered to let for a minimum period of 3 years on an internal repairing Lease to include doors and windows serving exclusively the premises.

## Office to Let

### RENT

£12,500 pa

### RATES

Rateable Value is £12,500 so substantial rates relief may be available subject to confirmation by North Northamptonshire Council.

### LEGAL COSTS

The Tenant to meet the Landlord's reasonable legal costs arising from the grant of the lease. The Tenant will pay a service charge administered by the superior Landlord to recover costs incurred maintaining & administering the Estate & to insure the Building annually.

### VIEWING

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

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