



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976

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 876ft² / 81m² of space on each floor.

TENURE

Offered on an internal repairing Lease to include doors and windows serving exclusively the premises. Will consider any length of lease

RENT

£12,500 pa but open to negotiation

OFFICE TO LET/MAY SELL

RATES

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

SALE PRICE

£210,000

LEGAL COSTS

The Tenant to meet the Landlord's reasonable legal costs arising from the grant of the lease, but flexibility may be offered upon a successful negotiation. 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.

29 High Street East, Uppingham, Rutland, LE15 9PY

01572 822791 www.cpsnip.co.uk

Partners: Justin Fowler MRICS, John Tookey

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