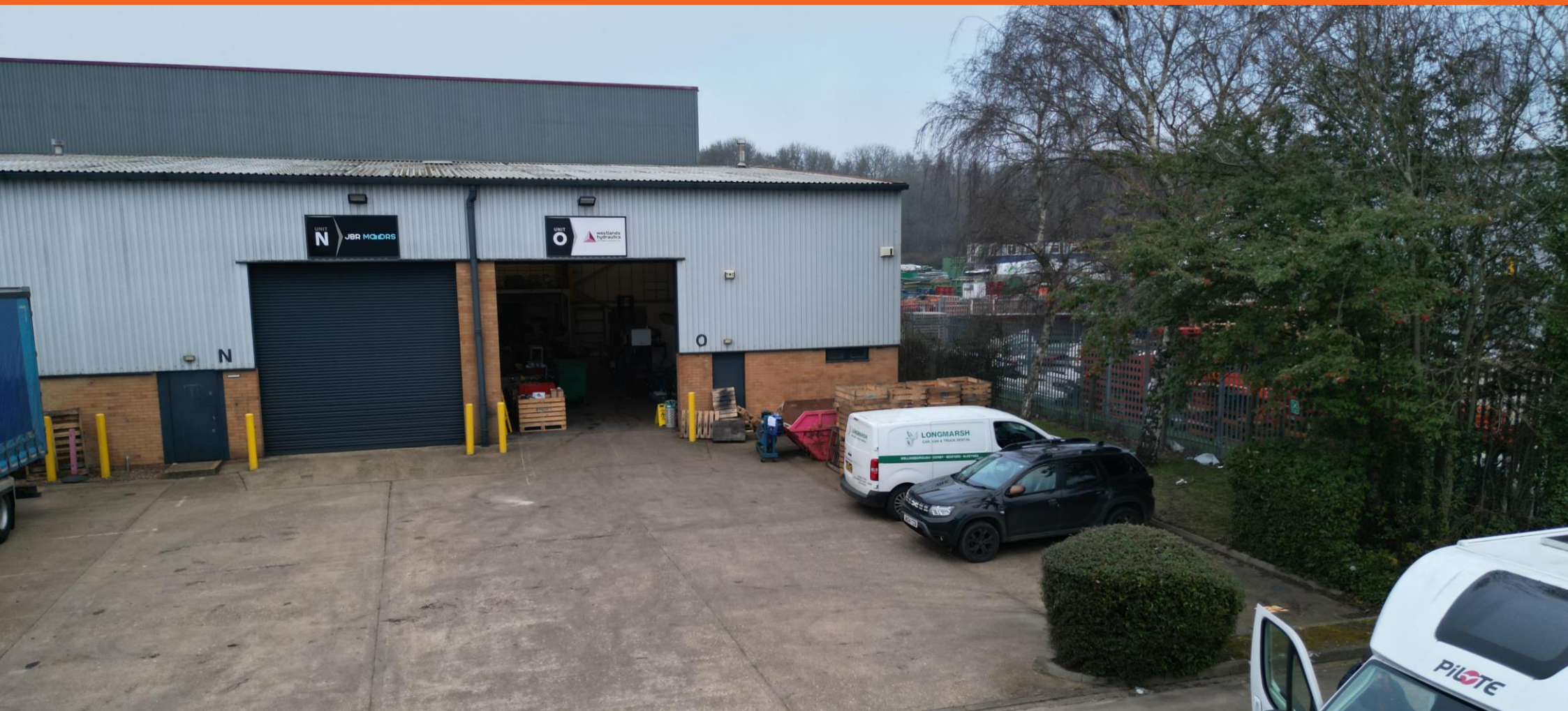


Unit O, Edison Courtyard, Brunel Road Corby NN17 4LS



TDB
Real Estate

tdbre.co.uk



2,437 sq ft (226 sq m)

**Warehouse/Industrial Unit in
well-established location**

TO LET

Available on a new full repairing and insuring lease at a
quoting rent of £22,250 pa

- Established Estate Location
- Good Access and Parking
- Large loading door

KEY FEATURES



Details

Warehouse/Industrial
Unit to let in well
established location



Rent

£22,250 pa



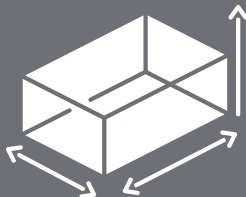
Location

Corby
NN17 4LS



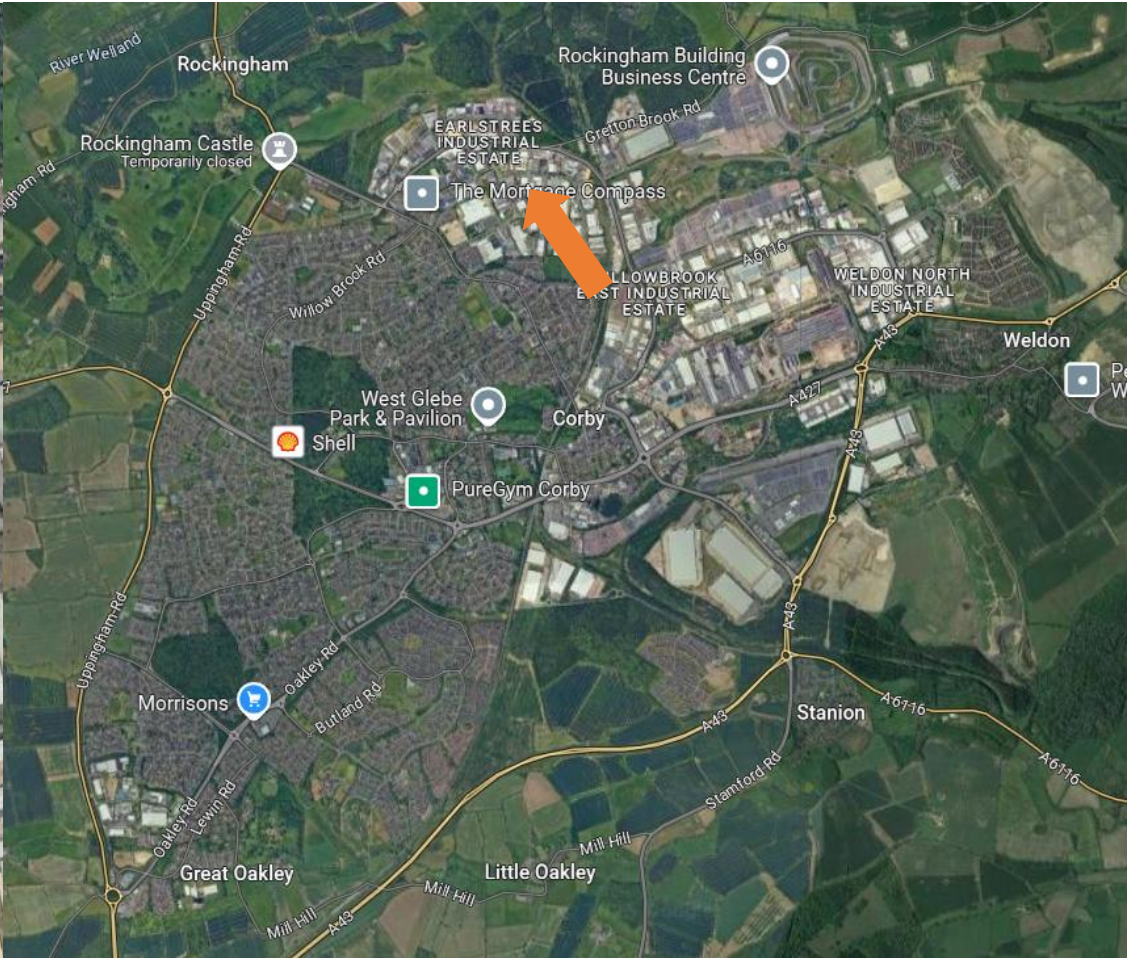
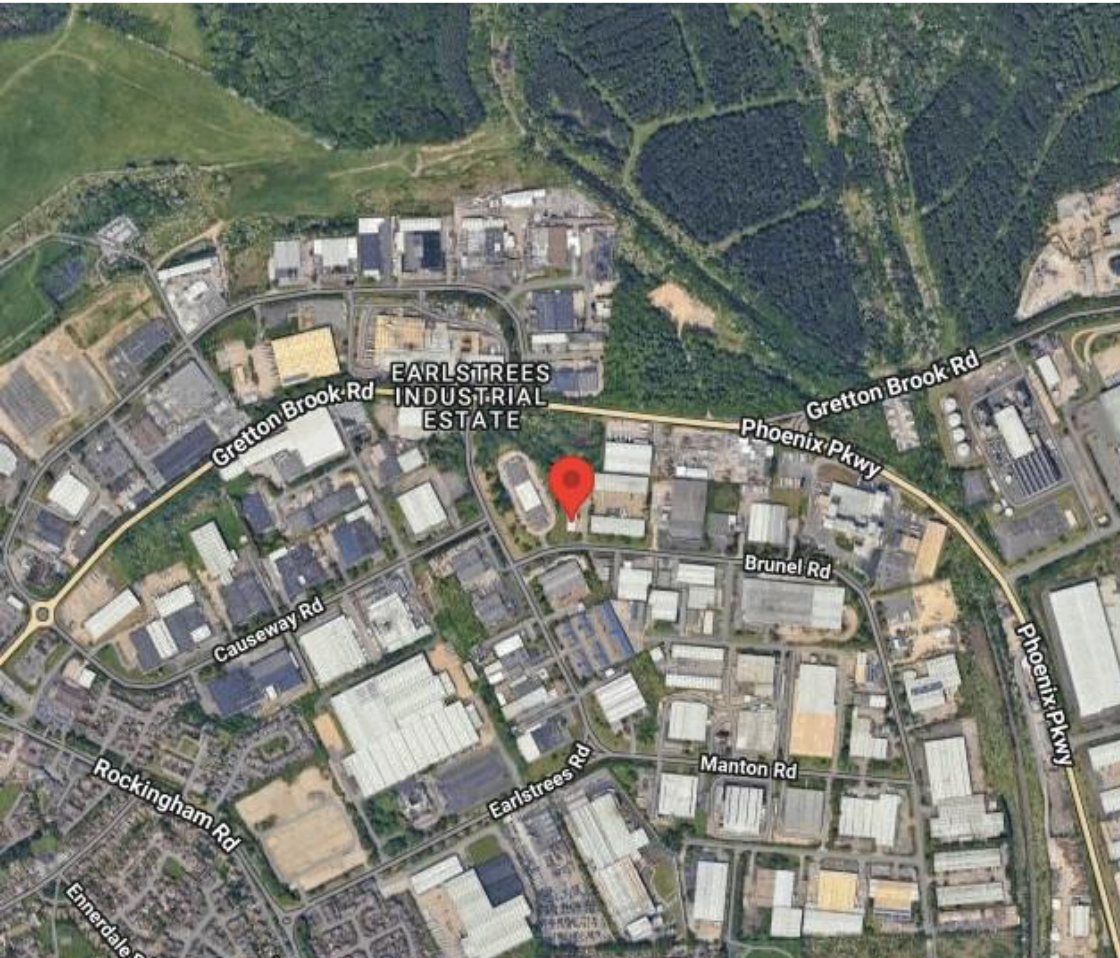
Loading

1 x Level Access



Size

2,437 sq ft
226 sq m



Location

The estate is accessed off Brunel Road within the established Earlstree Industrial area of Corby. Corby is well located within the Golden Triangle and the national road network is easily accessible.

Predominantly dual carriageway access is provided to the A14 via the A43/A45/A6003. The A14 is approximately 9.5 miles from the site and provides direct access to the M1/M6 to the west and the A1/M11 to the east.

Description

The property comprises a end of terrace industrial unit accessed via roller shutter door and personnel entrance.

The unit includes the following features:

- Office accommodation
- Warehouse lighting
- Large shared yard providing excellent circulation
- 6m eaves

Accommodation

	Sq Ft	Sq M
Warehouse	2,437	226
Total GIA	2,437	226

The areas are expressed on a gross internal basis and are approx. having been rounded.



Terms

The unit is available by way of a new full repairing and insuring lease at a quoting rent of £22,250 pa excl.

Rates

The current rateable value of the property is £17,750. Rates payable for the current financial year April 2026 – March 2027 equate to £8,857 approximately. Interested parties are advised to make their own enquiries.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/antimoneylaundering/

Services

We understand that all main services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises have an EPC rating of E-125. A certificate is available on request.

Viewing

Viewing and further information via the sole/joint agents:



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