

# Unit G Edison Courtyard

Brunel Road • Corby • NN17 4LS

**TDB**  
Real Estate



GOOGLE MAPS  
LOCATION



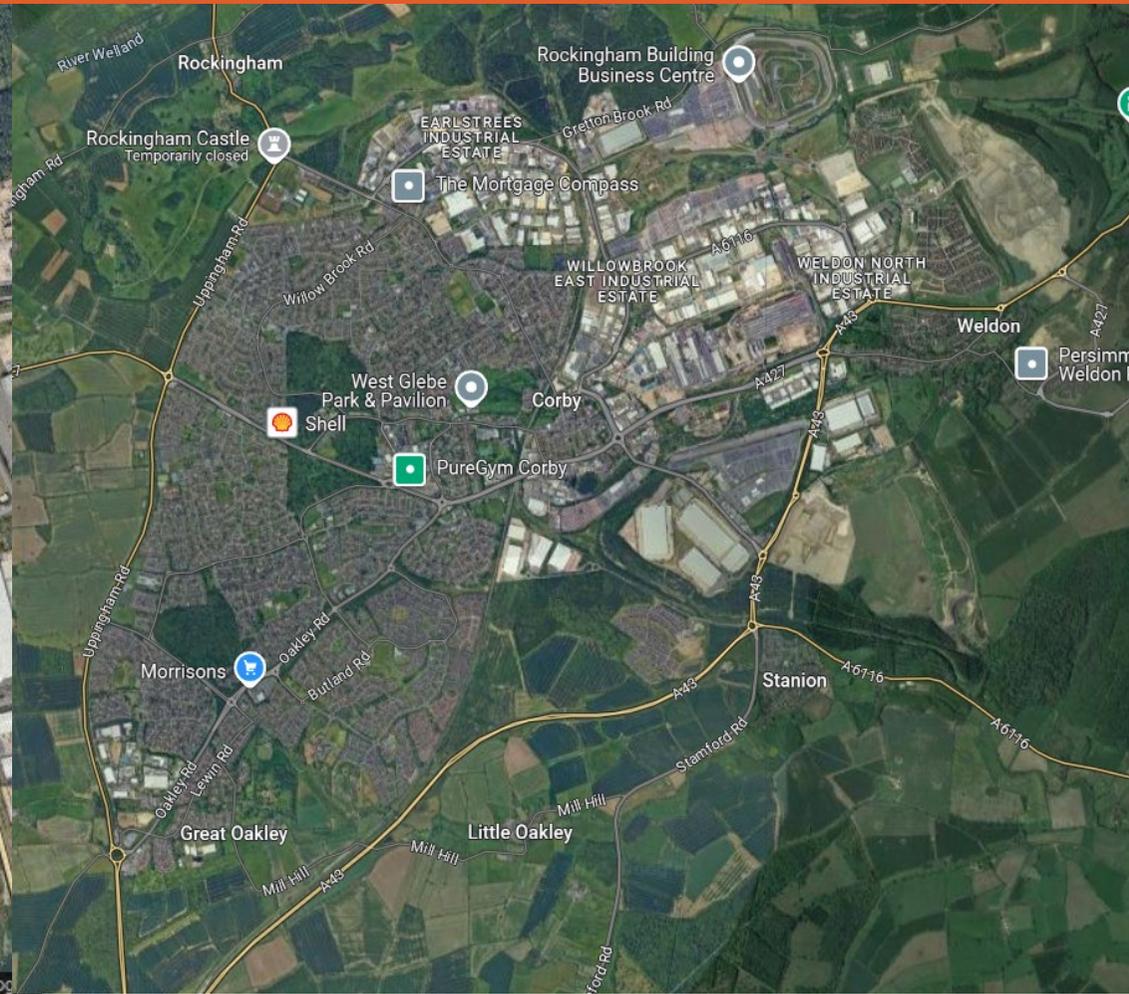
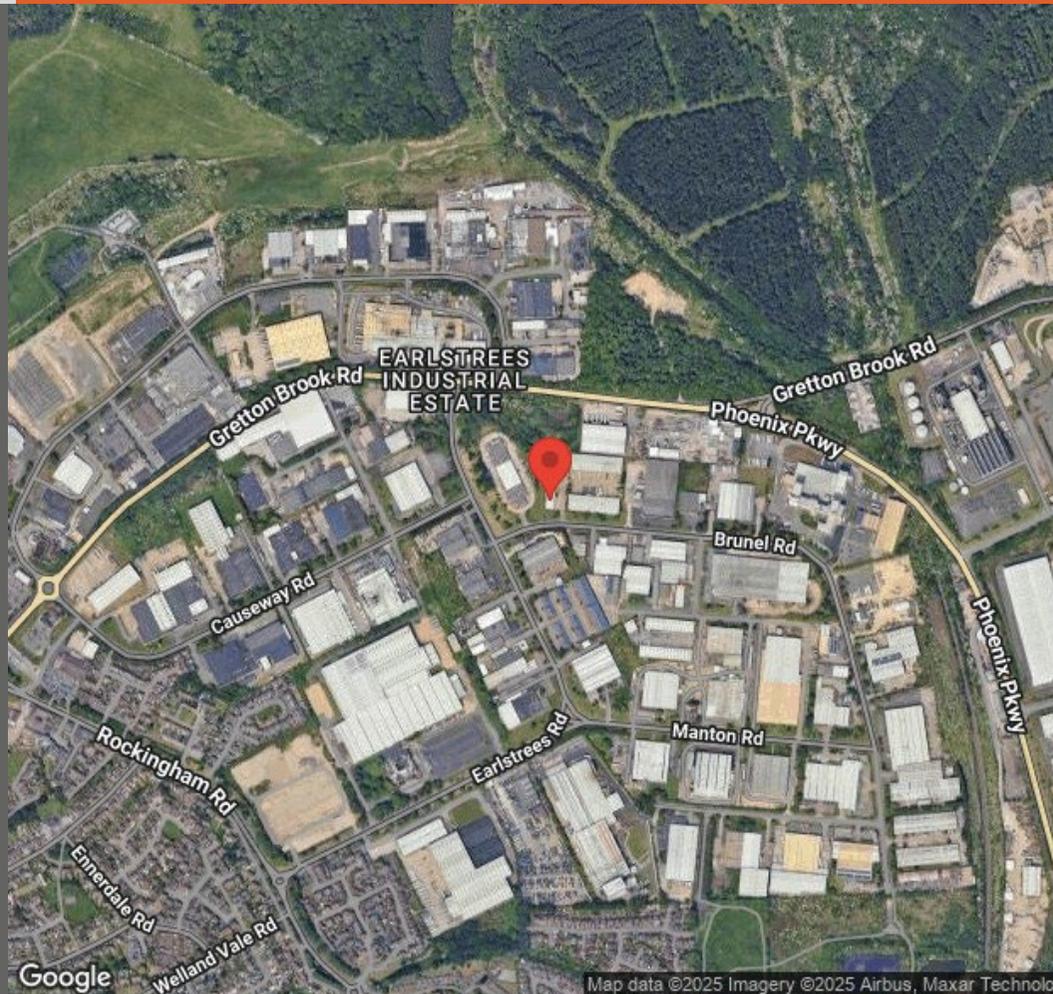
**2,437 sq ft** (226 sq m)

**Warehouse/Industrial Unit**

**TO LET**

Available on a new full repairing and insuring lease at a quoting rent of  
£19,500 pa exclusive

- Established Estate Location
- Good Access and Parking
- Mezzanine Office



## 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 mid terrace industrial unit accessed via roller shutter door and personnel entrance. The unit is mainly open space with male and female w.c.'s.

A mezzanine floor has been installed to part providing offices and kitchen.



## Terms

The unit is available to let on a new full repairing and insuring lease terms for a term of years to be negotiated at a rent of £19,500 per annum exclusive.

## Rates

The current rateable value of the property is £12,750. Rates payable for the current financial year April 2025 – March 2026 equate to £6,362 approximately. Interested parties should however rely on their own enquiries as to the amount of rates payable.

## VAT

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

## EPC

The premises have an EPC rating of D-91. A certificate is available on request.

## 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/anti-money-laundering/](http://www.tdbre.co.uk/anti-money-laundering/)

## Services

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

## Legal Costs

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

## Accommodation

|                  | Sq Ft        | Sq M       |
|------------------|--------------|------------|
| Warehouse        | 2,024        | 188        |
| Mezzanine        | 413          | 38         |
| <b>Total GIA</b> | <b>2,437</b> | <b>226</b> |

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

## Viewing

Viewing and further information via the joint agents:



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