

TO LET



Gorell Barnes

1 Curie Courtyard, Whittle Road, Corby NN17 5DU Trade Counter / Quasi Retail / Leisure / Motor Trade



7,000 sq ft

Opposite to...



Other occupiers on Corby's ONLY retail park include:



Pound Stretcher



Marks & Spencer



Halfords



Curry's



The Grange



Matalan



Pets at Home



Next



JD Sport



Brantano



McDonald's (Adjacent)



Ford



Vauxhall



Wickes

+ Leisure facilities

(Children's play centre, a gym etc.)

- Corby's most recession proof town in the UK (see over) and the No 1 property hot spot in the Country

The Daily Telegraph

- 16,500 new homes programmed to be built by 2031
- New multi screen cinema, international swimming pool etc close by in the town centre
- To Let

Viewing strictly by appointment with Sole Agents



Gorell Barnes

DESCRIPTION

- 7,000 sq ft
- Eaves height of 6m
- Large yard area - secure with 4 other occupiers
- Loading door 4m wide
- 300 amp electricity
- Adjacent/opposite retail park - see overleaf
- Adjacent Ford & Vauxhall
- In a leisure and quasi retail area

Lease

The property is available at a rental of £56,000 pa. exc. on a length of lease to be negotiated.

VAT

Applicable.

Legal Costs

Ingoing tenant to pay landlord's reasonable legal costs.

Services

Sodium lighting, mains water, gas, electricity and drainage.

Rates

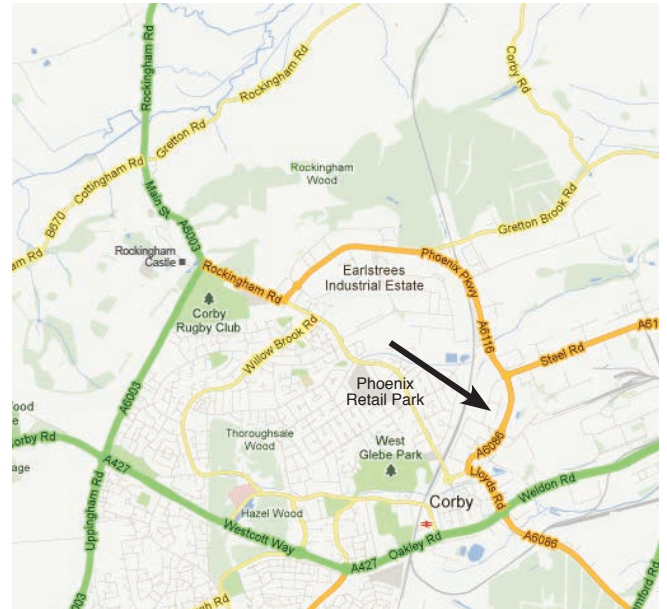
Rateable value £27,000. The rates payable will be approximately half this figure.

Corby

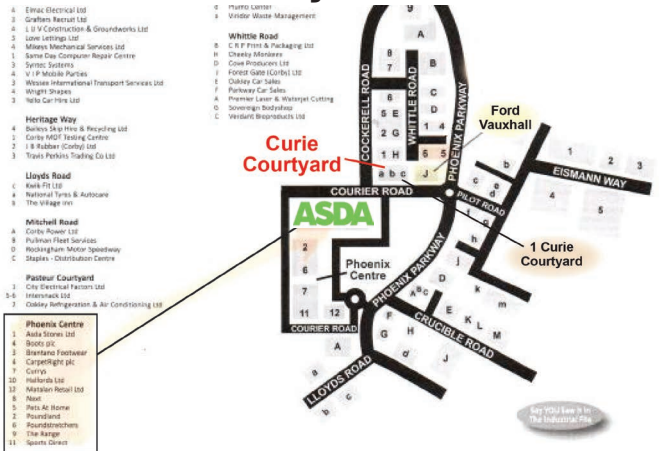
- Very high personal spend esp as house prices are 45% lower than Milton Keynes
- Population growth 14.5%. Now 62,000
- Major house growth expansion
- 200 international companies represented
- Wonderful countryside, historic houses etc

GROWING CORBY

See Growing Corby Project - To find out more call 01536 560560 or visit www.cecorby.co.uk



1 Curie Courtyard



Viewing via sole agents or



Gorell Barnes

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Misdescription Act. Please see: