

Property Particulars



Gorell Barnes
CHARTERED SURVEYORS



TYPE OF PROPERTY WAREHOUSE / QUAZI
RETAIL / TRADE COUNTER / FACTORY

LOCATION 3 PASTEUR COURTYARD
WHITTLE ROAD, CORBY NN17 5DX

ACCOMMODATION IMMACULATE OFFICES &
WAREHOUSE

EPC BEING COMMISSIONED

TENURE LEASEHOLD ON A TERM TO BE
AGREED AT A RENTAL OF £16,500 PA EXC

VAT APPLICABLE

LEGAL COSTS TENANT TO CONTRIBUTE
£1,000 TO LANDLORD'S LEGAL COSTS

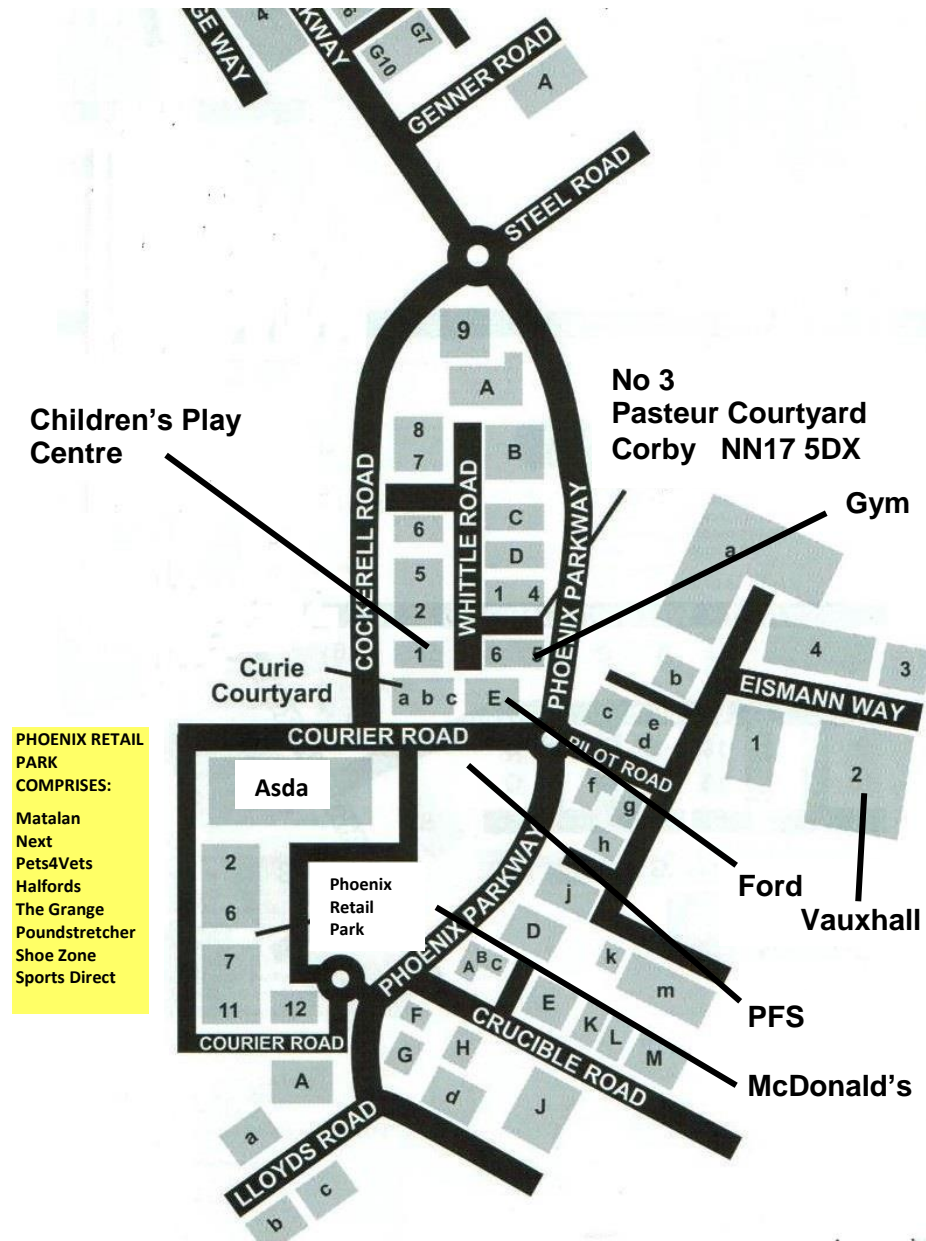
SERVICES MAINS WATER, GAS,
ELECTRICITY AND DRAINAGE

RATES RV £8,200 – RATES MAY NOT BE
PAYABLE UNDER SMALL BUSINESS RELIEF

VIEWING VIA SOLE AGENT ON 01536
330100 / john@gorellbarnes.com
/ PALL MALL ON 020 898 67221

DESCRIPTION

- ★ NEW SEALED FLOOR
- ★ VERY CLOSE TO ASDA
- ★ VERY CLOSE TO THE RETAIL PARK
- ★ IDEAL TRADE COUNTER OPPORTUNITY
- ★ 2,253 SQ FT
- ★ OFFICES OF 670 SQ FT
- ★ PARKING ADJACENT – 5 NO.
- ★ 5M EAVES
- ★ DOUBLE GLAZED
- ★ GAS FIRED WARM AIR BLOWER IN THE WAREHOUSE
- ★ SUBSTANTIAL EXPANSION IN CORBY



PHOENIX RETAIL PARK COMPRISES:
 Matalan
 Next
 Pets4Vets
 Halfords
 The Grange
 Poundstretcher
 Shoe Zone
 Sports Direct

GROWING CORBY

Start Up Growth Grants - £2,500

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

As part of the Growing Corby Project, Angle plc are offering growth grants for small businesses of up to £2,500 in order to help support business growth. Also, £20,000 to relocate your business to the Town. If you could show that by having the grant, your business could grow, leading to increased employment opportunities, then the grant could be perfect for your business needs. Contact 01536 560560 or visit www.cecory.co.uk.

PROPERTY SERVICES

- ★ Valuation
- ★ Relocation
- ★ Sales & Lettings
- ★ Development
- ★ Investment
- ★ Acquisition
- ★ Rating Reductions
- ★ Management
- ★ Building Surveying
- ★ Planning
- ★ Landlord and Tenant
- ★ Lease Restructuring
- ★ Unique Property Marketing

MISDESCRIPTIONS ACT

Misrepresentation Act: Gorell Barnes Chartered Surveyors trading for themselves and for their vendors or lessors of this property whose agents they are give notice that (1) these particulars are set out as a general outline only for the guidance of prospective purchasers or lesser and do not constitute the whole or any part of an offer or contracts (2) all descriptions, dimensions, reference to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the accuracy (3) no employee of Gorell Barnes Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property (4) rents or prices quoted in these particulars may be subject to VAT in addition.



AMBASSADORS
&
NORTHAMPTONSHIRE

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