



Bright Business Unit To Let

Unit 6, Perth House, Corby Gate Business Park, Corby, NN17 5JG

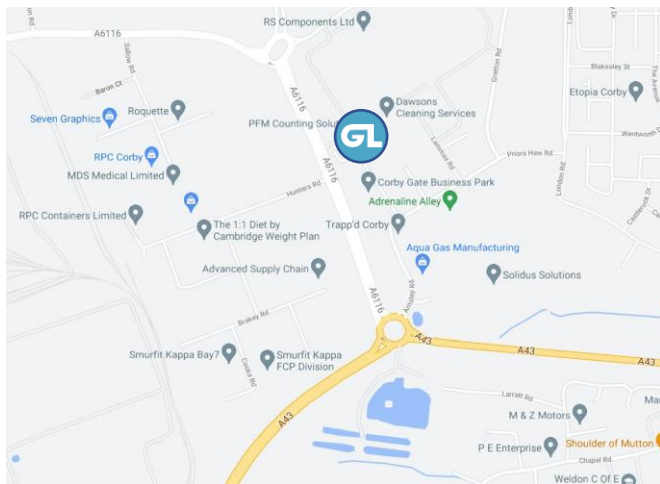
1,680 SQ FT (156 SQ M.)

Location: Corbygate Business Park offers a prime location for businesses, with excellent transport links, including the A14 dual carriageway and a new rail station with services to London. Situated within the growing Weldon North Industrial Estate, it's close to major employers like RS Components and the expanding Priors Hall Park, which is adding thousands of new homes and infrastructure. As one of the UK's fastest-growing towns, Corby's population is set to increase significantly, providing a growing customer base and workforce. The park's strategic location makes it an ideal choice for businesses seeking high visibility and accessibility.

Description: Perth House is a well presented, two-storey business unit located on a prominent corner within Corbygate Business Park, Corby. Offering approx. 1,266 sq ft of space, the property includes a bright, open-plan first floor office with double glazing on three sides, LED lighting, heating, and a WC. The ground floor provides flexible studio, storage, or business space with a kitchenette, electric heaters, double door access, and a disabled WC. Additional features include a secure entrance lobby, security grills, and designated on-site parking with estate-wide visitor spaces. Ideal for a range of business uses in a well-connected location.

GL GREAT DECORATIVE ORDER
GL BRIGHT WORKING ENVIRONMENT

GL NEW LEASE
GL AMPLE PARKING
GL WC'S ON EACH FLOOR



Tenure: Leasehold

Terms: A new Full Repairing and Insuring Lease for a term to be agreed.

Rental: £12,750 Per Annum.

Rates: Interested Parties Are Advised To Make Their Own Enquiries With The Local Authority – Wiltshire Council. (We Have Been Advised That The Rateable Value Is Circa £9,300 Per Annum & May Be Eligible For Full Rates Relief).


EPC: Energy performance Rating 'C'.

Virtual Tour: [Click here to view a virtual tour of the property.](#)

Referencing: A Charge Of £100 + Vat Is Payable For Taking Up References On Behalf Of Proposed Tenants. This Fee Is Non-Refundable After The References Have Been Taken Up, Whether Or Not They Have Been Accepted By The Landlord.

Legal Costs: Each Party Will Be Responsible For Their Own Legal Costs.

 @commercialleigh

 @commercialleigh

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 020 8952 6434

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 020 8952 6434

aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.