



## Flexible Business Unit To Let

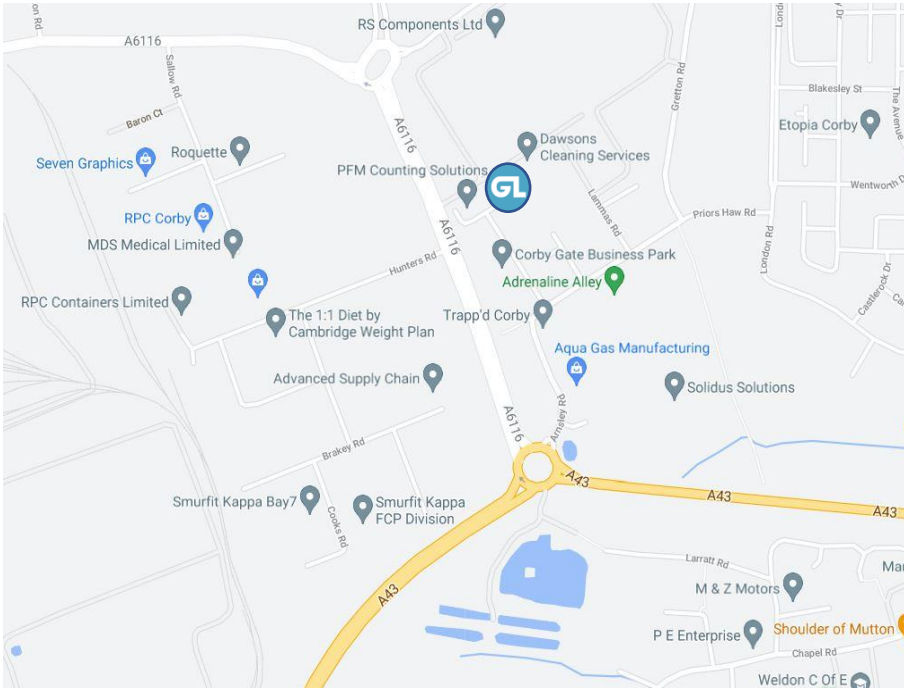
**Unit 5 Perth House, Corbygate Business Park, Corby,  
Northamptonshire, NN17 5JG**

2,465 SQ FT (229 SQ M.)

**Location:** The Corbygate Business Park is located on the Weldon North Industrial Estate close to RS Components and the multi-million-pound urban expansion at Priors Haw, which includes the new Corby Academy, infrastructure for business and up to 5,500 houses. Corby is a major growth area being one of the fastest growing towns in the UK, the aim being to increase the 2011 Census population of 61,300 to around 110,000. Corby benefits from rapid road communications on the A14 A1-M1 dual carriageway, with local access at both Kettering and Thrapston, as well as a new railway station with a London St Pancras main line service.

**Description:** Perth House is a 2-storey flexible business, office / studio unit which includes fully fitted first floor offices. The building is constructed of facing brick beneath a pitch roof benefiting from onsite car parking within the Corbygate development. The ground floor benefits from a disabled size WC and separate access to the ground floor studio, with stairs to the large first floor landing and offices. The property has been refurbished to a high standard.

-  New Lease – Available Immediately
-  Self-Contained
-  Bright Working Environment
-  Ample Local Parking



**Tenure:** Leasehold.

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

**Rental:** £16,500 Per Annum.

**Service Charge:** TBC

**Rates:** The Rateable value is £10,250 and the property should therefore be **RATE FREE** with Small Business Rate Relief if it the only commercial property occupied by the tenant. Interested parties are advised to make their own enquiries with the local authority (Corby Council).

**EPC:** To Be Confirmed.

**LEGAL COSTS:** Both parties legal costs to be borne by new tenant.

## Viewing & further information

Strictly by prior appointment

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