



Office Premises To Let

3 Canberra House

3 Canberra House, Corby Gate Business Park,
Corby, NN17 5JG

Office
TO LET

669 sq ft

(62.15 sq m)

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Summary

Available Size	669 sq ft
Rent	£6,500 per annum
Business Rates	N/A
Service Charge	£250 per annum
EPC Rating	E (116)

Description

3 Canberra House is a 2-storey business unit located on the popular Corbygate Business Park with a prominent rear elevation facing Steel Road, suitable for roadside signage. Landscaped setting with on site car parking.

The first floor office is accessed via a separate ground floor door and entrance lobby which leads to the first floor landing and designated WC. The office has been partitioned to give a main open plan office with a separate meeting room. The main office has double glazed windows to the rear, decorated plaster wall finish, suspended ceiling with inset LED lighting, carpet and electric heaters. There is a kitchen counter area for refreshments.

Location

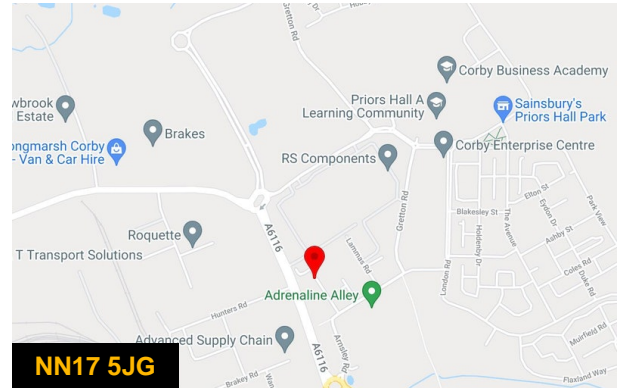
The Corbygate Business Park is located on the Weldon North Industrial Estate close to RS Components and the multi million pound urban expansion at Priors Haw, which includes the new Corby Academy, infrastructure for business and up to 5,500 houses.

Corby is an expanding commercial town, as one of the fastest growing towns in the UK. Located approximately 23 miles North of Northampton and 24 miles West of Peterborough, Corby benefits from good road links via the A14 and A43 dual carriageway which in turn connects to the M1 and M6 motorways proving access to the rest of the UK. As well as a new railway station with a London St Pancras main line service.

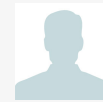
Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st	669	62.15	Available
Total	669	62.15	

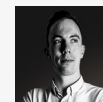


Viewing & Further Information



Jacob Taylor-Edwards

07917516050 Jacob.Taylor-Edwards@fortus.co.uk



Will Beresford

0330 053 8626 | 07392876416
will.beresford@fortus.co.uk