



**Baker
Harman**

TO LET: Modern Trade Counter/ Warehouse unit



**G9 Alpha Court, Centrix Industrial &
Distribution Park, Phoenix Parkway,
Corby, Northants, NN17 5DP**

- 7,821 sq ft (727 sqm) Gross Internal Area (Approx.)
- Located on the popular Alpha Court
- Large yard and allocated car parking area
- Available to let on a new lease
- Surrounding occupiers include Screwfix, Eurocell, Crown Paints, Rexel, Toolstation and RB Tools.

LOCATION

Alpha Court comprises a prestigious development of ten industrial/warehouse units within the Centrix Industrial and Distribution Park in Corby.

Alpha Court fronts onto Phoenix Parkway (A6116). It is a prominent location that is a popular commercial area with a mixture of industrial/warehouse, trade counter and retail occupiers.

Occupiers in the development include Crown Decorator Centre, Screwfix, RB Tools, Eurocell, Rexel and Larsson.

Occupiers in the immediate surrounding area include Plumb Center, Jewson, Ford, Mazda, Vauxhall, Fiat and Travis Perkins. The Peel Retail Park is anchored by ASDA and a wide variety of out-of-town retailers including Next, Boots, M&S, Currys, Matalan, The Range, Halfords and McDonalds.

Corby train station is located approximately 1 mile from Alpha Court with a mainline service to St Pancras International with a journey time of approximately 1 hour and 14 minutes.

DESCRIPTION

The property comprises a modern mid-terrace Trade Counter/Warehouse unit with a large, shared yard and allocated parking.

The unit is of an excellent level of specification and is to be refurbished shortly.

The units benefits from the following amenities/specifications:-

- Up and over loading door (3.85m (w) x 5.07m (h))
- Minimum eaves height of 6.04m
- WC Facilities
- Kitchen/canteen areas and office
- Allocated car parking spaces with a large yard area to the front of the unit.

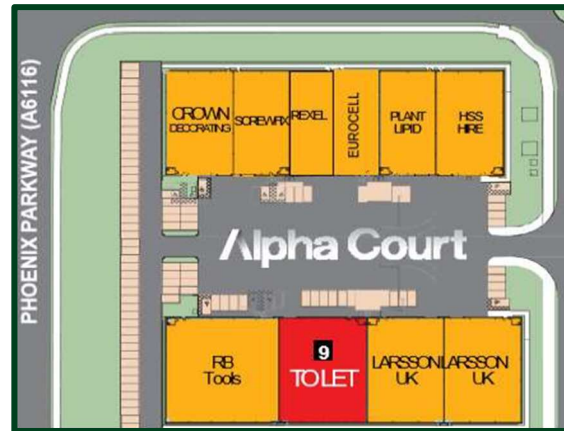
ACCOMODATION

We have measured the property and calculate that it comprises the following Gross Internal Area (GIA):-

	Sq Ft	Sq M
Warehouse	7,821	727

LEGAL COSTS

Each party is to bear their own legal costs



BUSINESS RATES

Rateable Value: £46,000

The Uniform Business Rate for 2026/27 is 43.2p in the £.

SERVICE CHARGE

Each unit is responsible for paying a contribution towards the up keep of maintaining the communal areas by way of a service charge. Full details and costings are available upon request.

EPC

This property has an EPC Rating of 70 within Band C.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

SERVICES

We understand that the property has all mains services. The services have not been tested and interested parties are invited to make their own enquiries in this regard.

TENURE

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

Guide Rent: £70,000 pa exclusive of VAT.

VIEWING

To view and for further details please contact:



Richard Baker BSc (Hons) MRICS

Mob: 07725 834136

Email: richard@bakerharman.com

Website: www.bakerharman.com