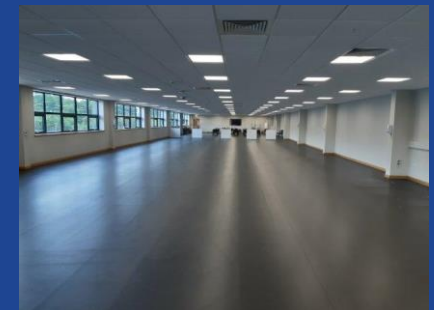
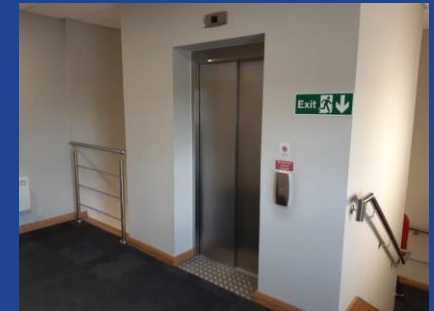


# TO LET



**Midlands Logistics Park, Geddington Road, Corby, Northamptonshire, NN18 8ET**



## Self-Contained First Floor Office Accommodation

**7,692 SqFt (714.59 SqM) approx. NIA**

- ▼ High quality self-contained first floor office suite.
- ▼ Large shared reception with both stair and lift access to first floor.
- ▼ Excellent car parking able to be given
- ▼ Secure environment.
- ▼ Raised access floors/excellent IT infrastructure available.
- ▼ Air handling heating/Cooling system

**Available To Let at  
£76,950 per annum exclusive**

Offices also at: ▼ Northampton ▼ Peterborough



**6 Riley Road  
Kettering  
Northamptonshire NN16 8NN**

[www.budworthhardcastle.com](http://www.budworthhardcastle.com)

## LOCATION PLAN



## LOCATION

The offices are situated within the newly constructed Midlands Logistic Park off Geddington Road in Corby just off the A43 dual-carriageway giving excellent access to the surround road network and only approximately 5 minutes drive time from Corby town centre.

Corby is in a highly accessible location with easy access to the A14 dual-carriageway at junction 7 being approximately 15-20 minutes drive time making the A1M to the M1/M6 interchange.

## DESCRIPTION

The first floor offices are in open plan format and form part of two storey office block to the front of the new Europa warehouse hub with its own secure environment with significant parking immediately to the front.

The office space is constructed to a high standard including being fitted with raised access floors, LED lighting and has a full air handling heating / cooling system with kitchenette area fitted.

There is a dedicated communications room that can be shared and discussion with our client's IT department.

Access to the office suite is via a ground floor reception area where there is a staircase and lift giving access to the first floor so compliant with all DDA requirements.

## ACCOMMODATION

The exact area to be finalised between the parties but the full first floor NIA area is approximately

**7,692 sqft (714.59 sqm)**

## TERMS

The offices are available on a new lease with term to be agreed at a rent equating to **£76,950 per annum exclusive** of all other outgoings and exclusive of VAT that will be applicable. Rent is payable quarterly in advance.

Details of other costs relating to service charge, business rates and utilities are available on request.

## TOWN AND COUNTRY PLANNING

The premises form part of a larger building that includes the two-storey office block.

## RATES

It is anticipated that a proportional charge will be made.

## LEGAL COSTS

Each party to bear their own.

## SERVICES

Mains services are provided as part of the service agreement, except for telephone and broadband where charges will be the direct responsibility of the Tenant.

## VAT

All figures quoted are exclusive of VAT that will be applicable.

## EPC

The building has a current EPC assessment of A.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

## VIEWING

Strictly via the agents.

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