



Bulwick Barns, Bulwick, Corby, NN17



BULWICK ESTATES

A former grain store, Bulwick Barns was developed in 2013 into a warehouse and five studios and workshops.

Location

The buildings are in the village of Bulwick, Northamptonshire, 10 miles from Stamford, 6 miles from Uppingham, 4 miles from Corby.

There are excellent road and rail links.

Road:

The A47 and A43 are both within two miles of the development. The A1 is only a 10 minute a drive and the A14 and M1 are both within a 40-minute drive.

Rail:

There are three stations within a 35-minute drive. Corby is the nearest (15-minute drive) and has one train an hour into London St Pancras. Both Kettering and Peterborough are approximately a 35-minute drive, both with regular services to London.

Journey times:

- Corby to St Pancras – 1 hour 15 minutes
- Kettering to St Pancras - 1 hour
- Peterborough to Kings Cross - 55 minutes

(All times are approximate)

The Site

The site sits just off the A43 on the outskirts of Bulwick. It is accessed via a locked barrier and secure double gates. There is CCTV that is monitored by the Estate Office.

Parking

There are over 14 designated parking spaces for the whole building as well as disabled parking and good access for large lorries or agriculture machinery.

The Units

Warehouse

The warehouse is just over 8,000 square feet with direct access from both ends of the building for lorries and larger vehicles. The warehouse has racking that can be removed if necessary.

There is an entrance hall with one bathroom.

Studio Two

There is an option to rent a 400 square foot studio that has direct access to the warehouse. It has a separate bathroom and a small kitchen area. Access to the warehouse can be secured if it is not necessary.



* Photographs *

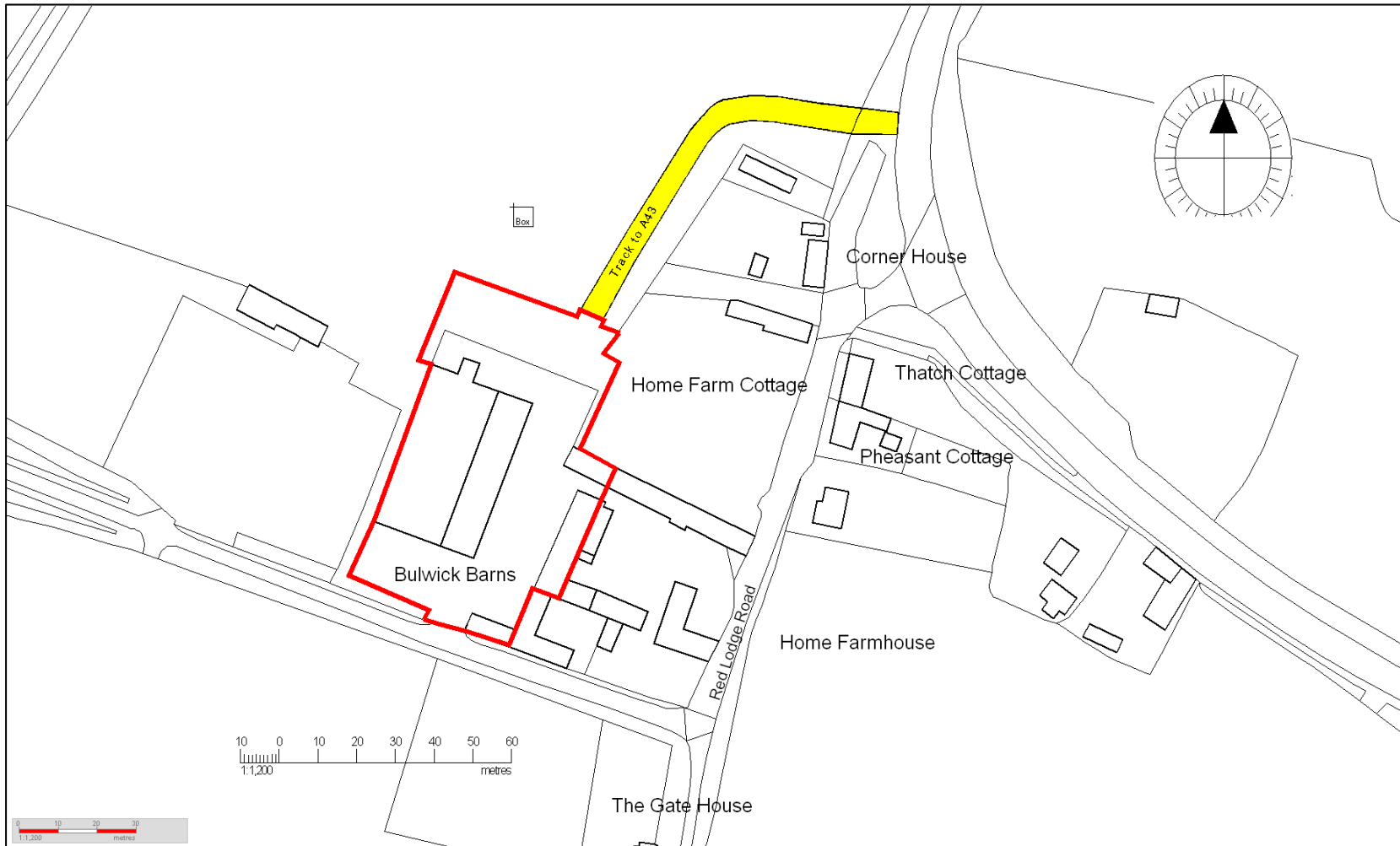
The photographs have been taken while the outgoing tenants are moving out. All units will be empty and clean.

Warehouse



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Location Plan





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Rent and Service Charge Schedule

Unit Name	Size	Dimensions	Rent (per annum) plus VAT	Service Charge (per annum) plus VAT
Studio Two	418 sq ft 38.9 sq m	29ft x 14ft 5" 8.85m x 4.4m	£3,762.00	£400
Warehouse	8,036 sq ft 747 sq m	59ft 9" x 134ft 6" 18.23m x 41m	£24,108.00	£1,500

Please note the service charge is estimated. The exact cost to be confirmed on agreement of terms, but any change will be minimal.



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Rent

As per the attached rent schedule.

Deposit

5 weeks rent payable. The deposit will be held in a deposit account with interest accruing to the tenant.

Term

The lease will be for a period of between one and five years with a break clause after the first twelve months.

Service Charge

The service charge is an estimated figure but any change to this will be minimal and will be confirmed prior to agreement of terms.

Included in the service charge:

- Building management
- Building maintenance
- Ground maintenance
- Water and sewage charges
- Pest Control
- Intruder and fire alarm charges
- CCTV

Outgoings

Tenants will be responsible for all other outgoings in relation to the units including:

- Electricity
- Internet (Gigaclear infrastructure in place)
- Business rates

Availability

The warehouse is available from April 2026.

Viewing

To arrange a viewing, please call the Estate Office between 9am and 4pm. Harringworth Lodge, Deene Road, Corby, NN17 3AB. 01780 450 251.

Misrepresentation Act 1967

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any error, omission or misstatement in these particulars. No person in the employment of the Bulwick Estate has any authority to make or give any representation or warranty whatever in relation to this property.