

For Sale

Rare Freehold Opportunity

17-18 Kemp House
Brunel Road Corby NN17 4LS



- Recently Replaced Roof
- Established Industrial Estate
- Strong Road Links

For Sale Guide Price £535,000

Location

The subject property is situated on the Earlstrees Industrial Estate, on the northern fringe of Corby's built-up area, within one of the town's established industrial locations. Access is via Brunel Road, with the wider estate positioned at the junction with Earlstrees Road, which links directly north to the A6116 Gretton Brook Road / Phoenix Parkway, the principal route serving and circumnavigating the northern part of Corby.

Corby town centre lies approximately 2 miles to the south. The estate comprises a broad mix of industrial accommodation, largely developed from the 1960s onwards, with a strong emphasis on manufacturing uses.

Accommodation

The property is of steel portal frame construction with infill brickwork elevations and profiled steel cladding to the eaves. The roof over the subject premises has recently been replaced. The unit benefits from single-level loading doors to both the front and rear elevations. An open-sided lean-to has been added to the rear (No. 18). To the front (Unit 17) there is a palisade-fenced enclosure, securing the pedestrian entrance.

Internally, the accommodation comprises a clear-span workshop area with a minimum internal eaves height of approximately 5.7m. Finishes include decorated blockwork walls and a concrete screed floor. A small office is partitioned to one side, with lightweight first-floor storage above the office and corridor.

A shared WC block is located on site.

Areas

	Sq Ft	Sq M
Warehouse	6,511	604.87
First Floor Informal Storage	402	37.35
External Lean to	353	32.79
TOTAL	7,266	675.01

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price

Guide Price £535,000

Terms

The premises is available freehold with vacant possession.

Business Rates

Rateable Value: £34,250

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Available upon request.

Services

We understand that all mains services including water gas drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To view and for further details please contact:

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[View Location](#)



RICS



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