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INDUSTRIAL - WAREHOUSE - TRADE COUNTER

Eddisons

Incorporating Budworth Hardcastle



**UNIT 3-4, DARWIN ROAD, WILLOWBROOK EAST INDUSTRIAL ESTATE,
CORBY, NORTHAMPTONSHIRE, NN17 5XZ**

Price: £1,275,000 offers in the region of

Size: 15,792 sq ft (1,467.14 sq m)

- Two semi detached units currently combined but can be split.
- Each unit has offices, wc's and insulated up and over loading doors.
- Eaves height clear approx 4.6m and full approx 5m.

LOCATION

The property is located off Darwin Road close to the Darwin Road/Steel Road T junction being one of the major arterial roads for the Corby industrial area.

Road communications to the area are excellent and the premises have good access to the A43 that has dual carriageway access all the way to J7 of the A14 to the southwest and links to the A6116 to the southeast leading to J12 of the A14 and the A43 also leading northeast to Peterborough.

The A14 dual carriageway is the principle east to west arterial road in the Midlands linking the M1/M6 interchange to the west and to the A1/M11 to the east at Huntingdon and onwards to the east coast ports of Felixstowe and Harwich.

What3Words - highlight.reply.tickets

DESCRIPTION

The detached unit is capable of being split back into its original semi detached format and occupies a site of approximately 0.774 acres (0.313 ha), constructed in a two bay portal frame construction with a concrete power floated door with brick/block cavity walls to approximately 2m and above insulated profile steel cladding to walls and roof with the roof incorporating double skin translucent skylights.

The clear eaves height within the property is approximately 4.36m and approximately 6.3m to the apex. There is an up and over loading door to each unit of approximately 4m wide x 4.35m high and there is a suspended gas blower heater within Unit 4 and Unit 3. Unit 3 also has four suspended air cleaning units within the production space.

Both units have office/ancillary accommodation on the ground floor within the envelope of the original buildings with Unit 4 having an extra flat roofed extension to the front incorporating double glazed PVCu windows and doors.

Externally there is an open pavioured yard with shared access with Units 1 & 2 across the courtyard and there are approximately 32 car parking spaces marked out. There is also an electric sub station on site that we are informed serves the units with a good three phase electricity supply and understand has a tariff protecting the amount of electricity to the units that we have previously informed amounted to 70kva to Unit 4 and 140kva to Unit 3.

SERVICES

We understand that all mains services are connected or available including single and three phase electricity, water, gas and mains drainage.

The agents have not tested any of the available services and any interested parties are advised to make their own investigations.

ACCOMMODATION

The approximate gross internal area is as follows:

Unit 3:	Ground floor:	7,797 sq.ft. (724.40 sqm)
Unit 4:	Ground floor:	7,694 sq.ft. (714.76 sqm)
	1st floor office:	301 sq.ft. (27.98 sqm)
	Total unit 4:	7,995 sq.ft. (742.74 sqm)

Units 3 & 4 combined area: 15,792 sq.ft. (1,467.14 sqm)

Site area approximately 0.774 acres (0.313 ha)

PLANNING

The property has been principally used for industrial production and storage of products in line with B1, B2 and E Use Classes.

Any prospective purchaser should establish the validity of their proposed use by contacting the North Northamptonshire Planning Department on 0300 126 3000.

PRICE

Offers sought in the region of £1,275,000 for both Units 3 & 4. Consideration will be given to splitting the units with further details available upon request.

VAT

All figures quoted are exclusive of VAT that the vendor may have a wish or duty to impose.

TENURE

The property is available freehold and with vacant possession under Land Registry No. NN151203.

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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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RATES

According to the Valuation Office website, the property is currently assessed at a figure of £67,000.

The business rates multiplier for the financial year 1st April 2024 to the 31st March 2025 for properties with a rateable value above £51,000 is 54.6p in the £.

Any prospective purchasers should make their own enquiries to the North Northamptonshire Council Rating Department on 0300 126 3000.

TENURE

Freehold.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being completed.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC rating of C/56.

VIEWING

Strictly via the Agents:

Contact: Gilbert Harvey
Mobile: 07730 416962
Email: Gilbert.Harvey@eddisons.com



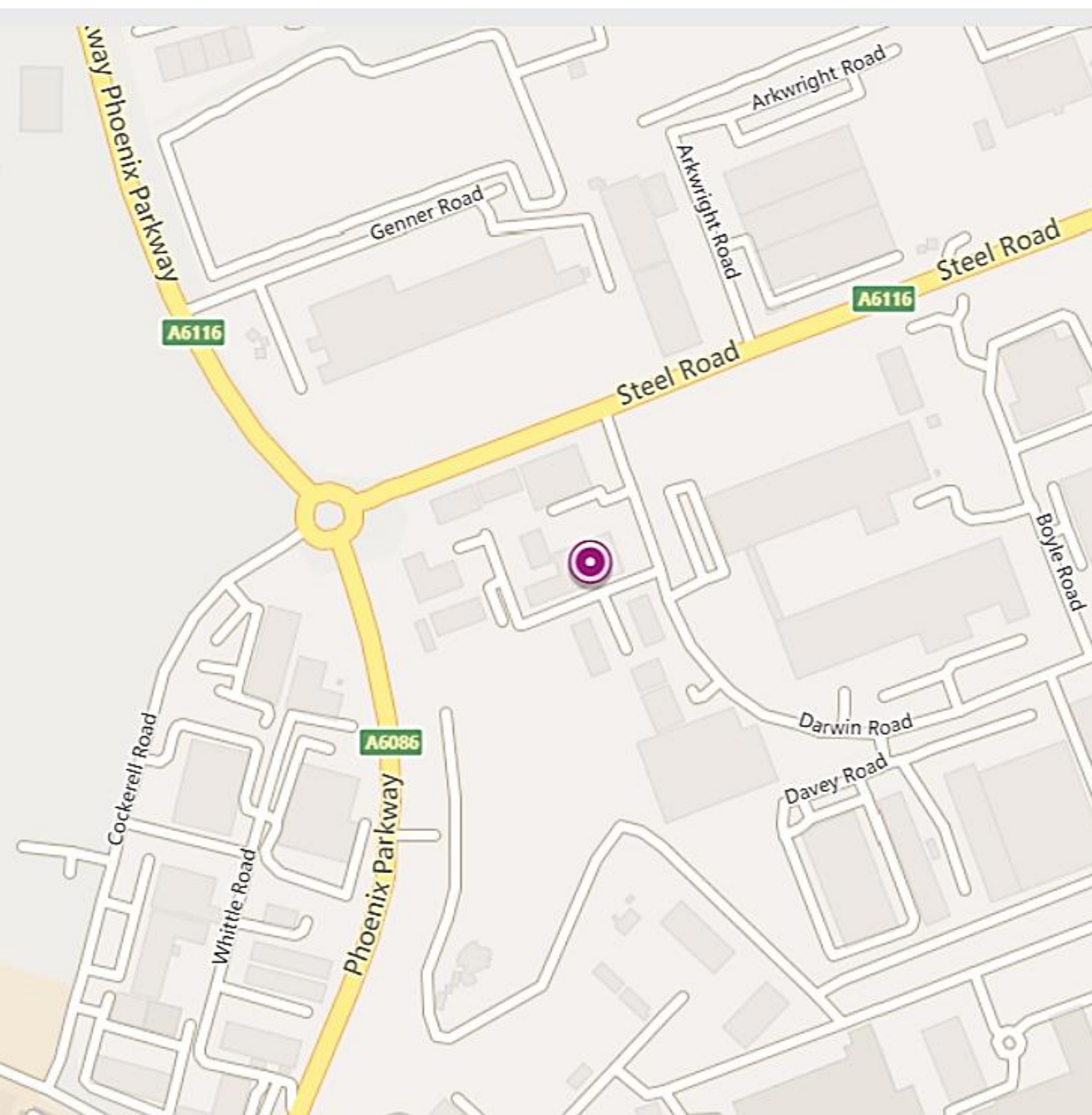
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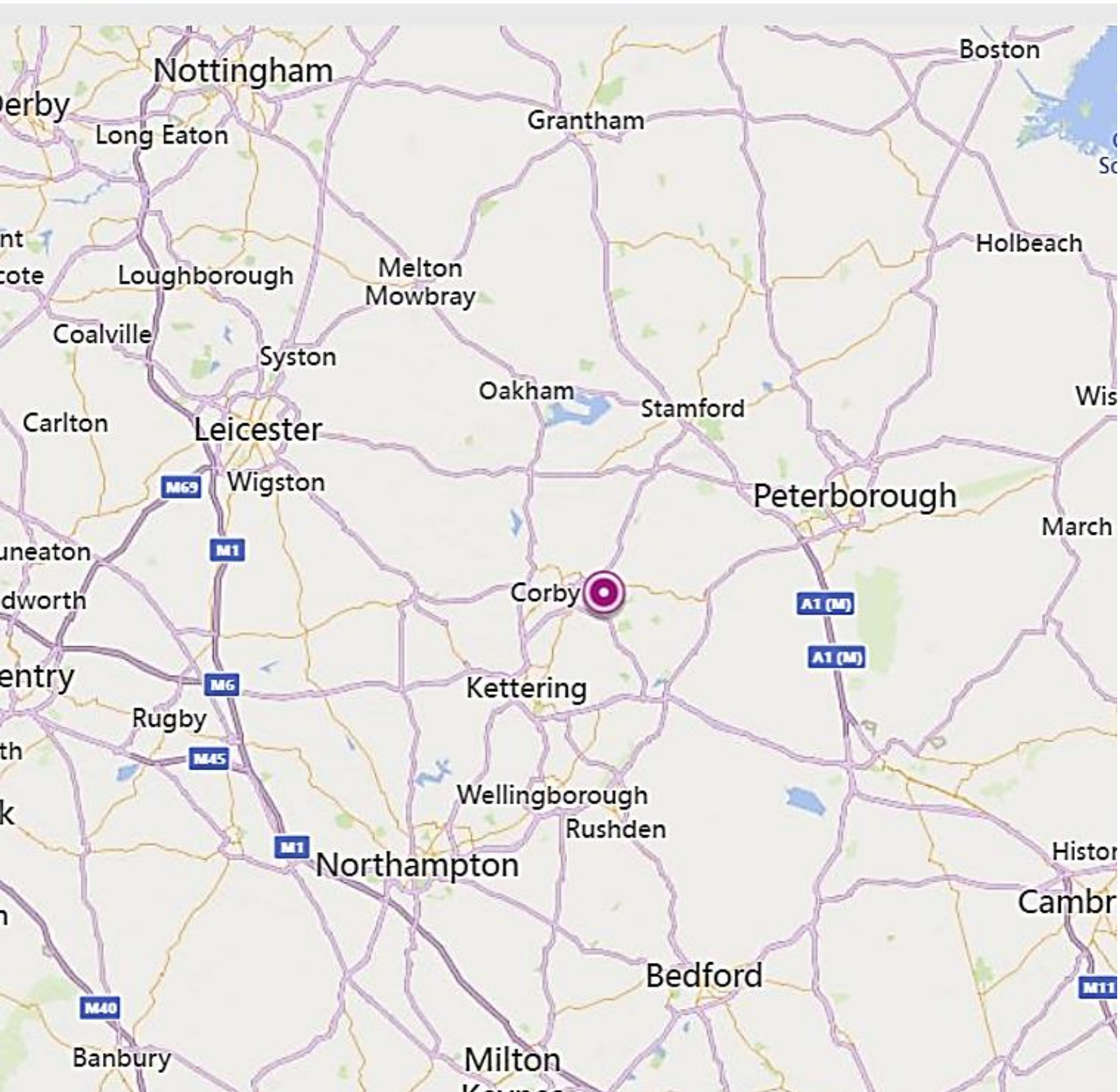
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