



Industrial/Office Premises To Let

5 Canberra House

5 Canberra House, Corby Gate Business Park,
Corby, NN17 5JG

Industrial, Office
TO LET

663.50 sq ft

(61.64 sq m)

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Summary

Available Size	663.50 sq ft
Rent	£7,500 per annum
Business Rates	N/A
Service Charge	£480 per annum
EPC Rating	E (115)

Description

5 Canberra House is a 2-storey flexible business unit of facing brick construction beneath a pitch roof, with double glazed windows and doors and onsite designated car parking spaces.

The ground floor entrance lobby leads onto a light production/storage area with double width doors for loading to the front elevation, with the potential to suit either an office or workshop use. To the rear is a large lobby/store room with 3-phase point electrics. The unit also benefits from a disabled access WC and kitchenette.

The first floor provides the main office area and a glazed partition that allows for a private office or meeting room. It also benefits from under floor electric heating and suspended ceiling with inset fluorescent lighting.

Location

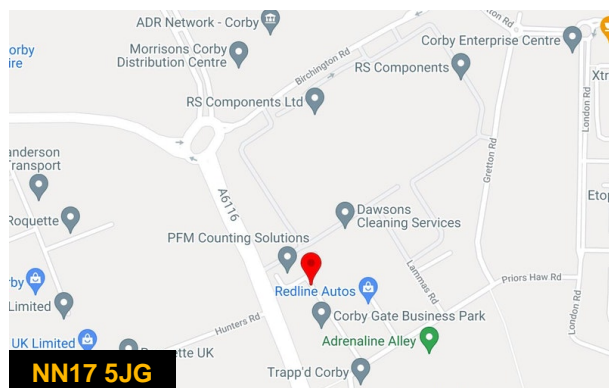
The Corbygate Business Park is located on the Weldon North Industrial Estate close to RS Components and the multi million pound urban expansion at Priors Haw, which includes the new Corby Academy, infrastructure for business and up to 5,500 houses.

Corby is an expanding commercial town, as one of the fastest growing towns in the UK. Located approximately 23 miles North of Northampton and 24 miles West of Peterborough, Corby benefits from good road links via the A14 and A43 dual carriageway which in turn connects to the M1 and M6 motorways proving access to the rest of the UK. As well as a new railway station with a London St Pancras main line service.

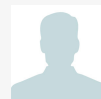
Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	353	32.79	Available
1st	310.50	28.85	Available
Total	663.50	61.64	



Viewing & Further Information



Jacob Taylor-Edwards

07917516050 Jacob.Taylor-Edwards@fortus.co.uk



Will Beresford

0330 053 8626 | 07392876416
will.beresford@fortus.co.uk