

To Let/May Sell



**Units 3-6, Saxon House
Headway Business Park
Corby, Northants, NN18 9EZ**



FOUR OFFICE UNITS
from 1,885 sq ft (175.12 sq m)
up to 7,770 sq ft (722 sq m) Approx NIA

- ▼ Prominent location
- ▼ Up to 25 car parking spaces
- ▼ Raised access floors and suspended ceilings
- ▼ Comfort Cooling/Heating System

TO LET
from £18,850 pax
May Sell

Offices also at: ▼ Northampton ▼ Peterborough



6 Riley Road
Kettering
Northamptonshire NN16 8NN

www.budworthhardcastle.com

UNIT 3-6 Saxon House, Headway, Corby

LOCATION PLAN



LOCATION

Headway Business Park occupies the principal gateway site to Corby's premier Oakley Hay Estate. The Oakley Hay Estate has direct access to the A6003 dual carriageway approximately 4.8 miles from Junction 7 of the A14 dual carriageway that provides uninterrupted dual carriageway access to the M1/M6 interchange to the west and onto the A1/M11 to the east.

The Headway Business Park is situated in a highly prominent location overlooking the A6003 to the southern edge of Corby approximately 2 miles from the town centre that has undergone significant development with most recently the completion of the Cinema and retail complex. Occupiers within the scheme include Moore Stephens Accountants and Lamb and Holmes Solicitors.

DESCRIPTION

The premises comprise four adjoining two storey pavilion style office buildings constructed in 2009.

Internally the offices are currently connected both at ground and first floor level but these can easily be reconfigured back to their original individual design.

Features incorporated within the property include Comfort Cooling Heating System throughout with each office having its own male/female WC's with suspended ceilings fitted with recessed LG3 lighting throughout and raised access floors for easy IT Management.

ACCOMMODATION

	Sq ft	Sq m	Parking Spaces
3 Saxon House	1,885 sq ft	175 sq m	6
4 Saxon House	1,885 sq ft	175 sq m	6
5 Saxon House	1,885 sq ft	175 sq m	6
6 Saxon House	2,115 sq ft	196 sq m	7
Total	7,770 sq ft	722 sq m	25

TERMS

The properties are available on new standard full repairing and insuring leases with a rent review pattern and length of term open to negotiation at a pro-rata rent of £10 per sq ft incentives available.

Alternatively freeholds are available at a commencing figure of £254,500 exclusive.

TOWN AND COUNTRY PLANNING

The premises were originally constructed for office use in accordance with class B1 (A) on the Town and Country Planning Act Use Classes Order 1987 (as amended).

The current use of the premises is a use that falls within use class D1 of the Use Classes Order 1987 (as amended).

RATES

We have been advised by the Valuations Office Website that the current rateable value of the premises is £66,500.

The standard business rate for the financial year 1st April 2018 – 31st March 2019 is schedule to be 49.3p in the £. This will give a rates payable assuming no transitional relief of premium of £32,784.50.

LEGAL COSTS

The ingoing tenant is expected to bear the proper and reasonable legal costs incurred in the preparation of the lease and counterpart. In the event of a freehold disposal each part to bear their own.

SERVICES

Single and three phase electricity, mains water and drainage are connected or available to the property.

VAT

All figures are exclusive of VAT that will be applicable.

VIEWING

Strictly via the Agents: Gilbert Harvey

Email: gharvey@budworthhardcastle.com

