



1 CRONIN RD | **CORBY** | NN18 8AQ

CLICK ON THE  
IMAGES BELOW  
TO ENLARGE

- A STAND ALONE DETACHED UNIT
- 31,635 SQ FT (2,938M<sup>2</sup>) OVER TWO FLOORS
- PORTAL FRAME – READILY ADAPTABLE
- DUAL CARRIAGEWAY ACCESS TO KETTERING & THE A14 (J7)
- EXPANSION LAND AVAILABLE

## TO LET

£98,000 per annum excl. VAT (£3.10 per sq ft)

## FOR SALE

£1.4m excl. VAT (£44.25 psf)



1 CRONIN RD | **CORBY** | NN18 8AQ

CLICK ON THE  
IMAGES BELOW  
TO ENLARGE

### LOCATION

Located on the eastern side of Corby Cronin Road junctions onto Bangrave Road south (A43 trunk road) which affords dual-carriageway access through to Kettering and the A14 (junc 7).

On turning into Cronin Road off the A43, the access road to the property is the first turning on the right. The private roadway swings past the 'Tile Choice' unit into the self-contained site.

### DESCRIPTION

Situated on a site of 0.9 acres approx.

The property comprises a detached portal framed building with first floor cover (constructed at the time the building was constructed) covering the entire foot print.

Externally there is surfaced car parking running along the entire length of the north elevation of the property (36 car spaces) and a concrete surfaced yard area to the east elevation of the property.

Loading to the property is via two standard level access loading doors to the ground floor and a further access door at first floor level capable of taking pallets delivered by way of an extendable forklift truck.

Internally there are office, amenity, and workshop rooms running the entire length of the north elevation at both ground and first floor level together with additional partitioned work rooms running along the west elevation at first floor level.



# 1 CRONIN RD | CORBY | NN18 8AQ



## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

	sq ft	sq m	Clear Height
Ground Floor (offices and production)	15,436	1,434	3.08m
First Floor (offices and production)	16,189	1,504	2.9m (average)
<b>TOTAL AREA</b>	<b>31,625</b>	<b>2,938</b>	

Expansion Land: there is the opportunity to acquire an additional 0.3 acres of land which runs along the northern boundary of the site which is owned by a third party.

## SERVICES

The property is connected to all mains services and has a three phase electricity supply. The two floors are connected by a goods lift.

Budworth Hardcastle have not tested any of the available services and interested parties are advised to make their own enquiries.

## PLANNING

The property has a B2 general industrial planning consent given its location on an established employment estate we would envisage no issues with regard to changing the use to either B1 office or B8 warehouse distribution. Interested parties should make their own enquiries with the local planning authority, Corby Borough Council 01536 464000.

## BUSINESS RATES

The property is shown on the 2017 rating revaluation list as having an RV of £69,500. The rates payable for the year 2017/18 would therefore be £33,360 assuming no relief or premium. Any prospective occupier should contact Corby Borough Council on 01536 464000 to check details.

## EPC

The property has an EPC rating of D93.

## EXPANSION LAND

There is the opportunity to purchase 0.3 acres (0.12 ha) of expansion land which runs along the northern boundary of the site. The land is in third party ownership and is outlined in blue on the OS plan.

## AVAILABLE TO LEASE OR FOR SALE

The property is currently occupied but possession can be provided within two months of terms being agreed with an occupier and solicitors instructed.

### Lease:

The premises are available at a rent of £98,000 pa excl. of VAT on the basis of a tenant taking a minimum lease of six years (without break). The lease to be on a standard full repairing and insuring basis.

### Freehold:

The freehold is available at £1,400,000 exclusive of VAT.

## VIEWING

Strictly by appointment via the agents:

Philip Arnold / Amanda Lawrence

[parnold@budworthhardcastle.com](mailto:parnold@budworthhardcastle.com)  
[alawrence@budworthhardcastle.com](mailto:alawrence@budworthhardcastle.com)

DISCLAIMER: Budworth Hardcastle (BH) for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of BH or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) BH cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of BH has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) BH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 11.17.