



CORBY

FLEMING ROAD

UNIT 3 ALEXANDER COURT

NN17 4SW

LOCATION

Alexander Court comprises an estate of 22 self-contained units on a modern purpose built estate situated within the Earlstrees Industrial Area of Corby. The estate itself is contained within a discrete fenced perimeter and on-site security is provided.

ACCOMMODATION

Unit is self-contained, with its own car parking and loading area, roller-shutter loading door giving full height access at ground level. Internally unit is offered as a decorated shell with gas fired warm air heating, 3-phase electricity and w/c facilities.
1,739 sq ft.

TENURE

To let by agreement for a minimum 12 months certain.

TO LET

INDUSTRIAL UNIT

RENT

£615.90 pcm. Equates to £4.25 per sq ft.

SERVICE CHARGE

Levied at £0.65 per sq ft for current year. Provides for the management of the Estate including insurance, maintenance and cleaning of common areas.

Please note VAT is levied on rent and service charge.

RATES

Rateable Value: £4,800
Rates Payable: £2,328.00 (2009/2010)
(through verbal enquiries to Corby District Council)

LEGAL COSTS

The landlord's costs arising from the tenancy to be met by the new tenant.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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