



# CORBY

FLEMING ROAD  
UNIT 9 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.  
1,147 sq ft.

## TENURE

To let by agreement for a minimum 12 months certain.

# TO LET

## INDUSTRIAL UNIT

### RENT

£406.22 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.

## RATES

Rateable Value: £3,500  
Rates Payable: £1,697.50 (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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