

**TO LET Unit 7, Grange Road,
Geddington, Northants. NN14 1AL**

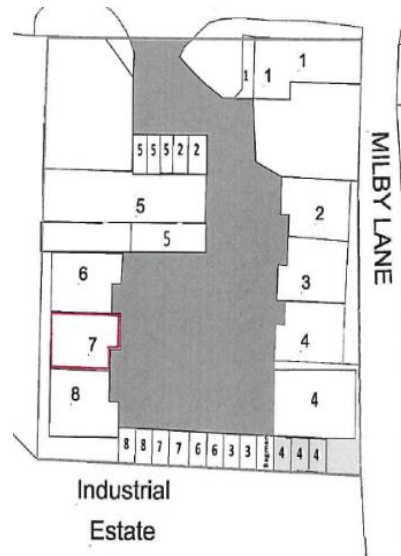
Approx Gross Internal Area: 53m² (575 sq. ft.)

Rent in the region of

£6,750 per annum

Kettering
Borough Council

Corby
Borough Council



Strictly by appointment only (01536) 464117 / 464053 - property.services@corby.gov.uk



Location

Grange Road is located just off New Road, Geddington. Centrally located for access to both Corby and Kettering.

Kettering is located within the county of Northamptonshire, with fantastic transport links. Its close proximity to the A14 and A43 means that it is an easily accessible town via the A1 (M) or M1 motorways.

Grange Road is also just approximately 4 miles from Kettering Train Station; which is part of the Midland Main Line.

Description

Ground Floor unit located on a busy industrial estate.

Accommodation briefly comprising:

Internal:

Spacious and open plan light industrial unit.
W/C

External:

Roller shutter for deliveries.
Designated parking to front.

Currently B2 & B8 with of the Town and Country Planning (Use Class) Order 1987, as amended

Tenure

Leasehold. The property is available on a new, full repairing and Insuring lease for a fixed term at an initial rent in the region of **£6,750** per annum exclusive.
Rent reviews will be to Open Market Value on a three yearly basis.

Business Rates

The Rateable Value for 2019/20 is **£1,669.40**.
For further details on the Rates Payable for this unit, and possible Rates Relief available, please contact colleagues at Kettering Borough Council on 01536 410333.

Services

There are electricity and water services connected within the Property. Applicants should, however, satisfy themselves as to the availability and condition of the services.

Legal Fees

A contribution of up to £930.00 towards the Council's costs will be required prior to entering into a formal lease.
There will also be a Performance Deposit requested, the amount of which being dependent upon the Credit Check.



Property Services | Corby Borough Council & Kettering Borough Council
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