

OFFICES

TO LET



Midlands Logistic Park, Plantation Lane, Corby,
Northants, NN18 8JY

2025GH



MIDLANDS LOGISTIC PARK

Plantation Lane, Corby, Northants, NN18 8JY



Agreement

To Let



Detail

First Floor Offices



Rent/Price

From £6/sq ft exclusive of all
other outgoings



Size

185.81sq m (2,000sq ft) -
714.95sq m (7,692sq ft)



Location

Corby, NN18 8JY



Property ID

2025GH

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The first floor offices are in open plan format and forms part of two storey office block to the front of the new Europa warehouse hub with its own secure environment with significant parking immediately to the front.

The office space is constructed to a high standard including being fitted with raised access floors, LED lighting and has a full air handling heating / cooling system with kitchenette area fitted.

There is a dedicated communications room that can be shared and discussion with our client's IT department. There is a large car park immediately to the front of the offices giving excellent car parking allocations.

Access to the office suite is via a ground floor reception area where

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

The exact areas can be flexible between the following areas:-

Area	m ²	ft ²
Total GIA		
From	185.81	2,000
To	714.95	7,692

Services

Mains services are provided as part of the service agreement, except for telephone and broadband where charges will be the direct responsibility of the Tenant.

Town & Country Planning

The premises form part of a larger building that includes the two-storey office block.

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

It is anticipated that a proportional charge will be made to the tenant as a percentage to the whole premises.

Energy Performance Certificate

The building has a current EPC assessment of A.

VAT

All figures quoted are exclusive of VAT that will be applicable.

Tenure

The first floor offices are available To Let on a new sub-lease for a term to be agreed.

Rent/Price

From £6/sq ft exclusive of all other outgoings.

Service Charge

There will be a service charge to cover a percentage of business rates, insurance, maintenance and repair of common areas and utilities. Telecoms and internet to be billed directly.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The offices are situated within the newly constructed Midlands Logistic Park on Plantation Lane off the Geddington Road/A43 dual carriageway roundabout in Corby Northamptonshire giving excellent access to the surround road network and only approximately 5 minutes drive time from Corby town centre.

Corby is in a highly accessible location in the central part of the Country with easy access to the A14 dual-carriageway via junction 7 being approximately 15-20 minutes drive time leading westwards to the M1/M6 interchange and approximately 20 minutes drive time to Junction 12 at Thrapston giving excellent access to the A1M/ M11.





