



BLLENHEIM PARK

Medlicott Close • Oakley Hay • Northants • NN18 9NF

High Quality Business Park Accommodation
580 sq ft (53.88 sq m) – 9,388 sq ft (872.15 sq m)

TO LET

- A prestigious business park with dual-carriageway access to the A14, A1, M1 and M6
- Suitable for a variety of business uses within Class E (Commercial, Business and Service)
- High speed broadband up to 85Mb
- Suites and buildings ready for immediate occupation
- Competitive rent packages
- Full on-site CCTV monitoring and security

LOCATION

The Oakley Hay business area is strategically located on the southern side of Corby. The main estate road links to the Southern Gateway roundabout and the A6003, which provides dual carriageway access to Kettering and the A14 in 12 minutes. The A14 connects to the M1/M6 interchange to the west and to the A1, M11, Cambridge and the East Coast Ports to the east.

Blenheim Park has excellent links to both Corby and Kettering train stations, which are located on the Midland Mainline and have journey times of approximately 1 hour and 10 minutes and 1 hour respectively to St Pancras International Train Station.

For international business and travel, 4 major airports Birmingham, East Midlands, Luton and Stansted are located within 1 hour and 30 minutes' drive time from the development.

A Beefeater family pub/restaurant, Premier Inn Hotel, Jet Petrol Filling Station with Londis Convenience Store and Greggs are fully operational nearby, complemented by the opening of an Aldi foodstore. This has been enhanced with the opening of a McDonalds Drive-Thru Restaurant, Dominos and Costa for a Drive-Thru Coffee Shop.

TRAVEL

Kettering	5 miles	10 mins
A14	7 miles	12 mins
Market Harborough	11 miles	17 mins
Coventry	40 miles	56 mins
Leicester	26 miles	42 mins
Northampton	20 miles	32 mins
M1 / M6	24 miles	34 mins
A1	31 miles	40 mins

DESCRIPTION

Blenheim Park comprises a high quality multi let business development that provides accommodation from 500 sq ft to 25,000 sq ft. Whilst the specification of the suites vary slightly the accommodation generally comprises the following facilities/specification:

- Carpeted floors
- Suspended ceilings with Cat 2 & LED lighting
- Access raised floors (in most units)
- Gas fired central heating
- Comfort cooling (in most units)
- Male and female WC facilities
- Good levels of car parking + overflow
- Perimeter trunking to provide IT and telecommunications
- Excellent broadband speed of up to 85Mb (from standard broadband)
- Full on-site CCTV monitoring and security

SERVICES

The development has full mains services and interested parties are invited to make their own enquiries to confirm the level of services provided.

PLANNING

The units/suites are suitable for a variety of business uses within Class E (Commercial, Business and Service) including offices, medical & health services, fitness & leisure, financial & professional services, research & development and retail services.

Ideally located in the centre of England with excellent accessibility

ACCOMMODATION

Accommodation is available on a floor by floor basis, entire buildings or in combination on flexible lease terms. Competitive rent packages available. Consideration will be given to freehold sales.



SQ_FT SQ_M PARKING SPACES FLOOR PLANS

HAWTHORN HOUSE

Unit 1	Five Star Mortgages			
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ROWAN HOUSE

Unit 3	Peavey			
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OAK HOUSE

Unit 5	Ground	580	53.88	3	
Unit 5	First	717	66.61	3	
Unit 5	TOTAL	1,297	120.49	6	
Unit 7	Bullimores				

WILLOW HOUSE

Unit 9	NR Civils			
Unit 11	EBM Electrical Services Ltd			

ASPEN HOUSE

Unit 13	Imperial Gas and Power			
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ELM HOUSE

Unit 15	Wilfred Smith			
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ASH HOUSE

Unit 17	Meluba			
Unit 17a	Results Corporation			
Unit 19	Wilson Browne Solicitors			

CHESTNUT HOUSE

Unit 21	Brit Talk Communications / Apex Racing			
Unit 23	Brit Talk Communications / Apex Racing			

SYCAMORE HOUSE

Unit 25	Ground	864	80.26	17	
	First	900	83.62		
	Second	949	88.20		
	TOTAL	2,713	252.08		
Unit 27	Ground	807	74.95	15	
	First	858	79.71		
	Second	920	85.49		
	TOTAL	2,585	240.15		
Units 25 & 27	TOTAL	5,298	492.23	32	

CEDAR HOUSE

Unit 29	Ground	863	80.17	17	
	First	902	83.79		
	Second	995	92.46		
	TOTAL	2,760	256.42		
Unit 31	Ground	615	57.15	8	
	First	715	66.37		
	TOTAL	1,330	123.52		
Units 29 & 31	TOTAL	4,090	379.94	25	

Sycamore House and Cedar can be combined to provide for self-contained accommodation of 9,388 sq ft (872.15 sq m) – 57 spaces

BIRCH HOUSE

Unit 33	Simputers / Apex Racing			
Unit 35	Simputers / Apex Racing			

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BUSINESS RATES

Interested parties are invited to make their own enquiries as to the rateable value of the specific offices that they are interested in by contacting North Northamptonshire Council on 0300 126 3000.

VAT

All prices and figures quoted are exclusive of VAT which is payable.

TERMS

The business units are available on a leasehold basis on a new Full Repairing and Insuring lease with very competitive terms available on application. Consideration may be given to freehold sales.

SERVICE CHARGE

A nominal service charge is applicable for the upkeep and maintenance of the external structure of the building and common areas of Blenheim Park.

VIEWING AND ENQUIRIES

Interested parties should contact joint sole agents:



Amanda Lawrence



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Samantha Jones



samjones@prop-search.com

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