

## lot 12

Rent  
£133,626 per  
annum  
exclusive

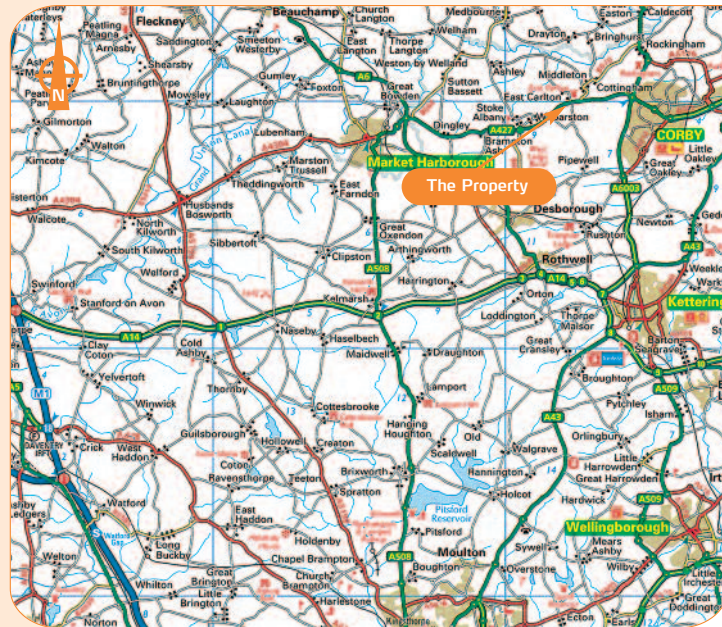
## Units 1-17, South Folds Road Corby, Northamptonshire NN18 9EU

### Industrial Estate Investment

- Let to Corby Borough Council until 2081 (no breaks)
- Approximately 4,900 sq m (52,740 sq ft)
- Approximate site area of 1.5 hectares (3.7 acres)
- Five Yearly Upwards Only Geared Reviews
- Located in established industrial area
- Six Week Completion

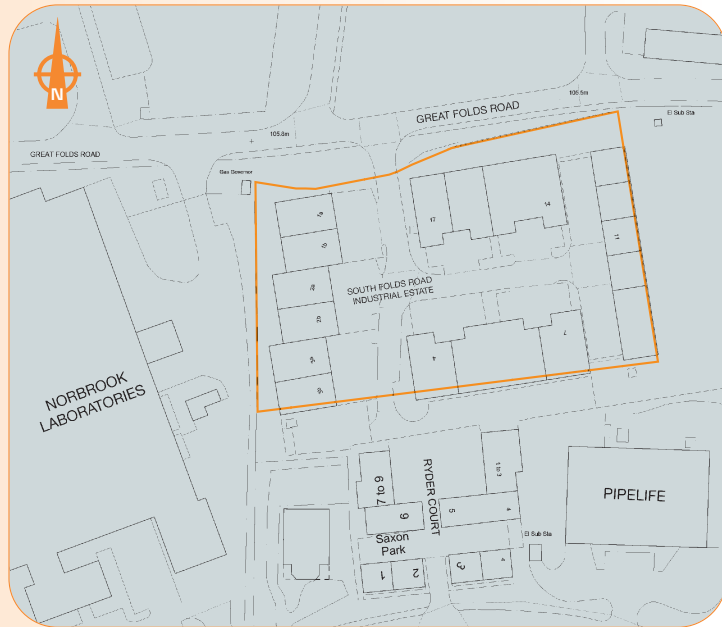






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#### Location

Miles: 20 miles north-east of Northampton  
26 miles west of Peterborough  
Roads: A6003, A6014  
Rail: Corby Rail Station (direct to London St Pancras)  
Air: East Midlands Airport

#### Situation

The property is situated within an established industrial location on the southern side of South Folds Road, to the south-west of the town centre. Nearby occupiers include Peavey Electronics Limited, Jayplas Recycling, Norbrook Laboratories and Joules Clothing.

#### Description

The property comprises an industrial estate of four terrace blocks providing twenty individual light industrial and warehouse units, some of which have been combined.

#### Tenure

Long Leasehold. Held for a term of 125 years from 29th September 1991 at a peppercorn rent.

#### VAT

VAT is applicable to this lot.

#### Tenancy and accommodation

Units	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
1-17	Ground	Light Industrial/ Warehouse	4,900 sq m	(52,740 sq ft)	<b>CORBY BOROUGH COUNCIL (1)</b>	100 years from 29/09/1981 until 28/09/2081 on a full repairing and insuring lease	£133,626	29/09/2016 (2) and five yearly thereafter
<b>Totals</b>			<b>4,900 sq m</b>	<b>(52,740 sq ft)</b>				<b>£133,626</b>

(1) The property has been sublet. A schedule of the subtenants and rents payable is available on request from the auctioneers.

(2) As to the basis of the rent review, please refer to the Third Schedule of the Underlease. Reviews are upwards only to approximately 91% of the income received. Purchasers however should satisfy themselves as to the accuracy of this.

#### For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**Jo Seth-Smith**  
Tel: +44 (0)20 7034 4854.  
Email: jo.seth-smith@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Solicitors:

**Kuits Steinart Levy LLP**  
3 St Mary's Parsonage, Manchester M3 2RD.  
Tel: +44 (0)161 832 3434.  
Email: gillianbattersby@kuits.com  
Ref: Gillian Battersby.