



8 Ryder Court, Corby, NN18 9NX



**STUART
CHARLES**
ESTATE AGENTS

£2,200 Per month

Stuart Charles is delighted to offer Prime Commercial Space for Lease

This versatile commercial property offers a professional setting ideal for businesses of all kinds. The layout includes:

A welcoming reception/waiting area

four large private offices, each equipped with its own W/C

A generously sized meeting/conference area, perfect for team gatherings or client presentations

Expanding your business or establishing a new location? This space provides the functionality and comfort your team needs.

The office space includes high-speed Wi-Fi, a small kitchenette, multiple free parking spaces, and on-site security. Conveniently located near public transport links and just a short walk from a vibrant parade of shops, this property is perfect for professional services, medical practices, or office-based businesses.

Whether you need a spacious office unit for long-term use or simply a workspace for the day, we offer flexible, tailored packages to suit your needs. Our daily plan starts at just £95.00, ideal for meetings or short-term use, while full office units are available from £2,200 per month. All plans include Wi-Fi and electricity, so you can focus on your work without the hassle of additional costs. Whatever your setup, we're here to support your business with convenience and value.

- EXCELLENT OFFICE SPACE!!!
- CLOSE TO SHOPS!!!
- CLOSE TO BUS LINKS!!!
- AVAILABLE TODAY!!!
- INDIVIDUAL OFFICES AVAILABLE!!!
- TAILORED PACKAGE TO SUIT YOU!!!

entrance waiting area

15.1 x 12.2 (4.57m.0.30m x 3.66m.0.61m)

A comfortable and inviting waiting area featuring ample seating for guests. Designed to provide a relaxed atmosphere, it includes chairs arranged for convenience and accessibility, making it ideal for clients, patients, or visitors."

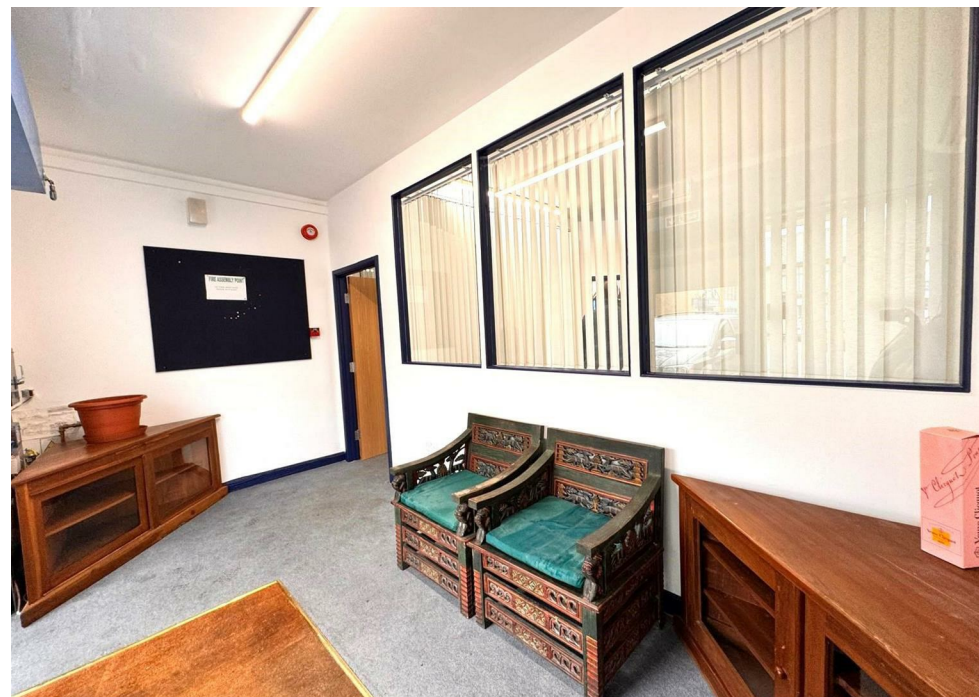
meeting room

17 x 10 (5.18m x 3.05m)

"The meeting room area includes a table and chairs, along with a kitchenette equipped for tea and coffee, Electrical sockets in all corners featuring a basin and water supply with large window to the rear of the space

w/c

toilet and low level basin







office one

12.10 x 11.4 (3.66m.3.05m x 3.35m.1.22m)

Spacious office area equipped with large windows, privacy blinds, and a modern heating and air conditioning system for year-round comfort.

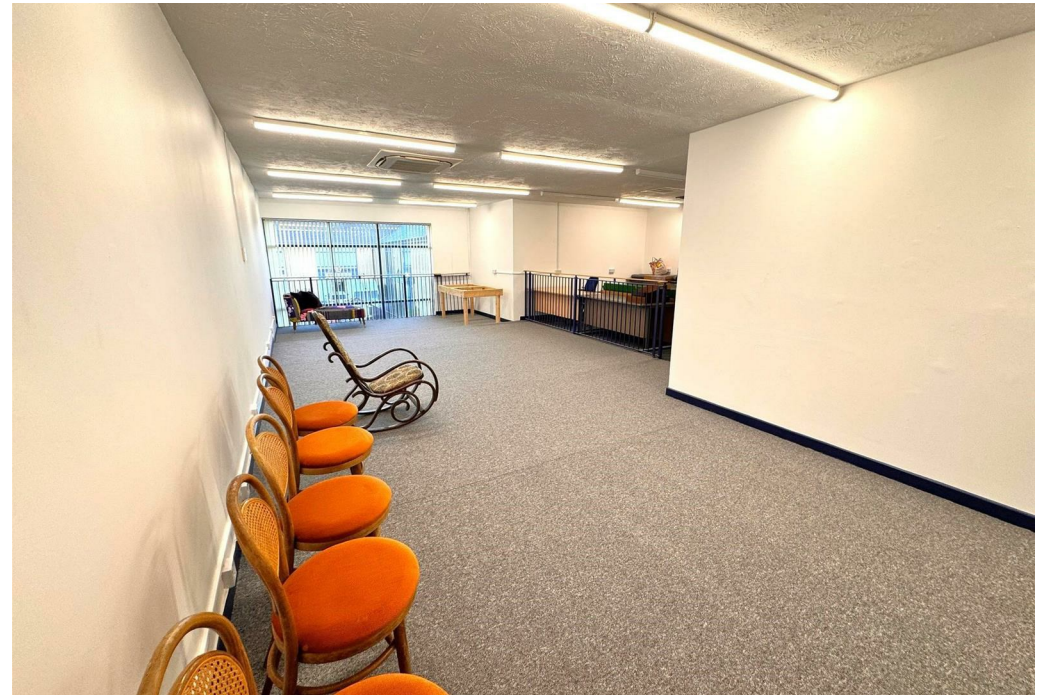
electrical sockets

**office two**

10.8 x 8.7 (3.05m.2.44m x 2.44m.2.13m)

Spacious office area equipped with large windows, privacy blinds, and a modern heating and air conditioning system for year-round comfort.

electrical sockets





office three

12 x 10 (3.66m x 3.05m)

Spacious office area equipped with large windows, privacy blinds, and a modern heating and air conditioning system for year-round comfort.

electrical sockets

stairs to the first floor

office four

35 x 27.6 (10.67m x 8.23m.1.83m)

The unit can be utilized as a single open-plan workspace or divided into two separate areas, each with its own W/C facilities. Features include a large front-facing window providing excellent natural light, multiple electrical points throughout, and designated workspace zones. Perfect for teams seeking flexibility and functionality in a well-lit, professional setting.

w/c

toilet and low level basin

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 