



5 MACADAM ROAD

CORBY | NN17 4JN

FREEHOLD INDUSTRIAL / WAREHOUSE PREMISES

EXCELLENT OPPORTUNITY FOR OWNER / OCCUPIERS & INVESTORS

ESTABLISHED WITHIN THE HEART OF CORBY'S INDUSTRIAL / DISTRIBUTION AREA



SUMMARY

- Freehold industrial / warehouse opportunity.
- Located in the heart of Corby's industrial and distribution area.
- Situated on the Earlstrees Industrial Estate, surrounded by a mixture of local, regional and national occupiers. Occupiers include Smurfit Kappa, Saint Gobain, Avon and Vita Group.
- Quoting Price reflects capital value equating to approximately £72psf.
- Estimated Rental Value in the region of £550,000 per annum.



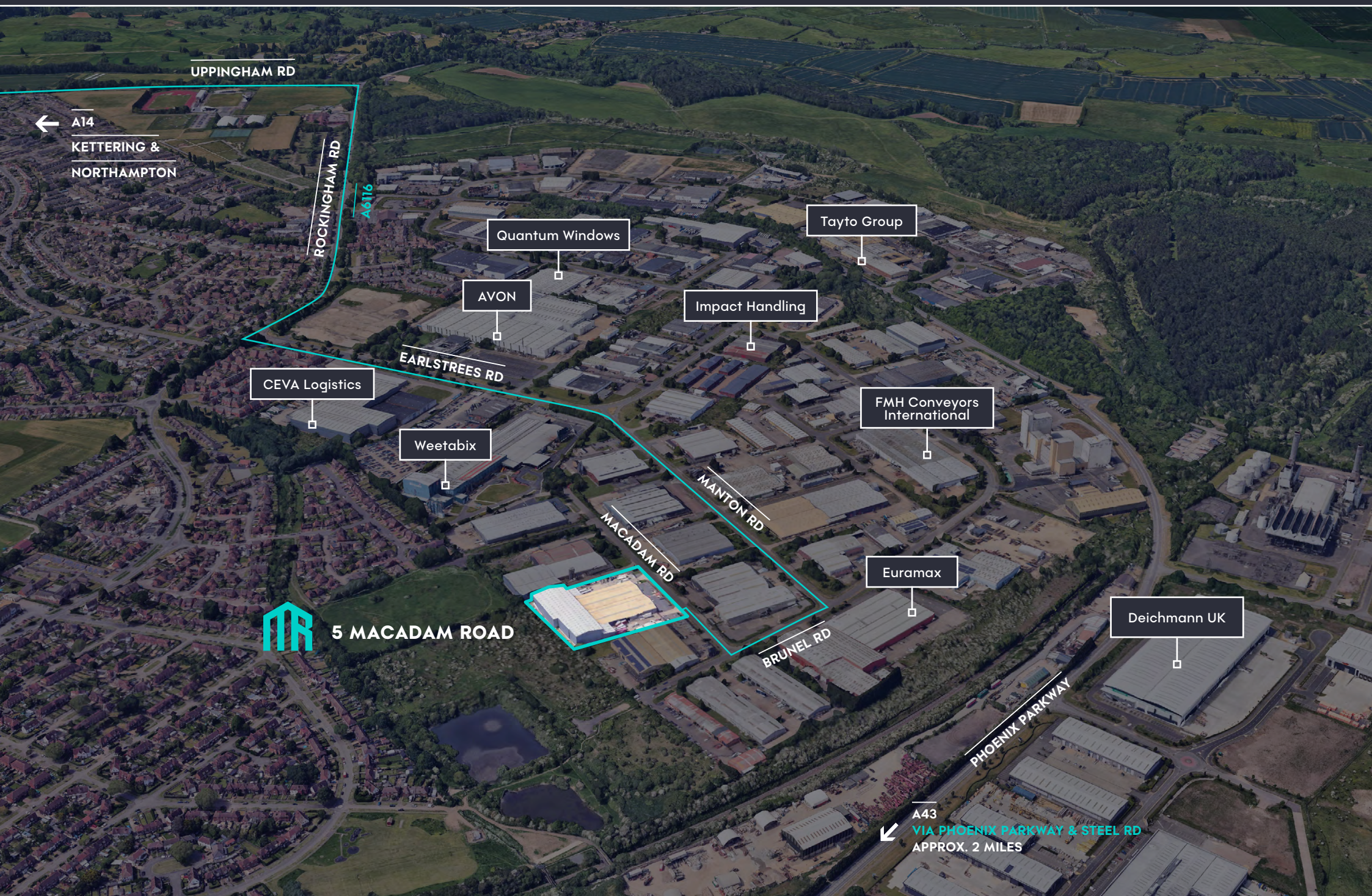
PROPOSAL

Offers are invited for the Freehold Vacant Possession in the region of £6,950,000 exclusive.



5 MACADAM ROAD

Eddisons



UPPINGHAM RD



A14
KETTERING &
NORTHAMPTON

ROCKINGHAM RD

A6176

Quantum Windows

Tayto Group

AVON

Impact Handling

EARLSTREES RD

CEVA Logistics

Weetabix

FMH Conveyors
International

MANTON RD

MACADAM RD

Euramax

Deichmann UK

BRUNEL RD



5 MACADAM ROAD

PHOENIX PARKWAY



A43
VIA PHOENIX PARKWAY & STEEL RD
APPROX. 2 MILES



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LOCATION

Corby is a thriving town located in Northamptonshire approximately 23 miles north-east of Northampton, 9 miles from Kettering and 25 miles west of Peterborough. Strategically located to provide excellent communications and benefitting from neighbouring Rutland, which offers an attractive opportunity to reside.

With a population of around 62,000, the town benefits from excellent road links being located along the A43, A427 and A6003 and is located within 6 miles of the A14 (A1/M1 link)

at Kettering. This in turn gives excellent road access to the Midlands via the M1 and M6 as well as fast dual carriageway access to the east coast ports. The town is also connected by rail to London St Pancras with a fastest journey time of around 1 hour 12 minutes

Corby's workforce includes one of the largest pools of staff in the Country with a number of significant manufacturing operations based in Corby and Desborough, as well as distribution companies based in and around the town.



A14 Junction 7	7 miles
Kettering	10 miles
A1 (M)	21 miles
M1 Junction 15	28 miles
M6	28 miles
M40	51 miles
M25	69 miles



5 MACADAM ROAD

Eddisons



3.17 acres (1.28 Ha)

Macadam Road

Working heights of 11.35m

Two-storey administration block

2 level access loading bays

6 dock levellers

2 access points for loading

96,398 sq ft (8,955.7 sq m)



DESCRIPTION

The property comprises a detached manufacturing facility constructed over two bays dating back to the 1980s, which has since been extended with an additional high bay section, added in 2017. This new warehouse section has provided approximately 33,334sq.ft and benefits from working heights of 11.35m.

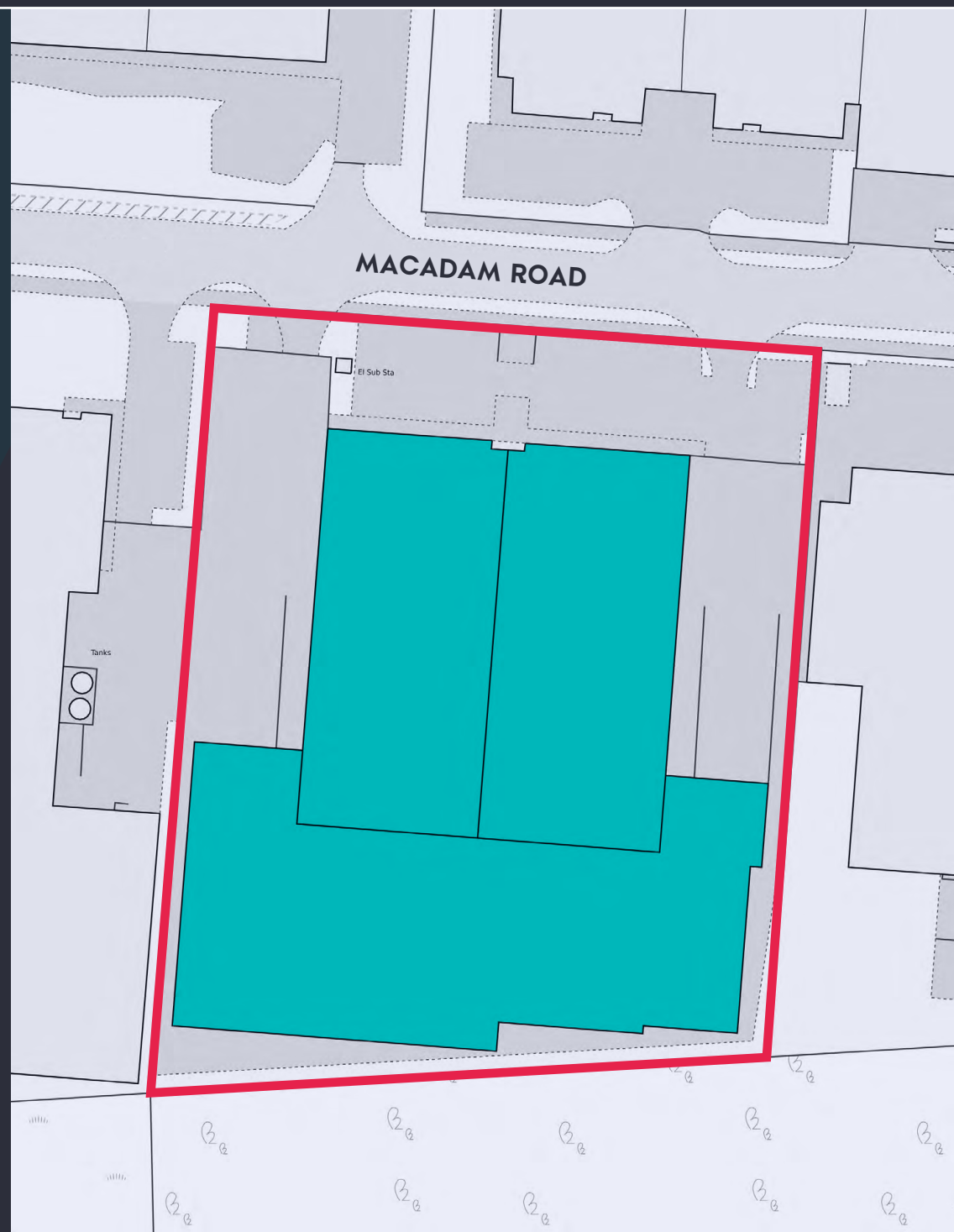
There is a two-storey administration block to the front of the unit providing offices, showroom space together with welfare and administration. The vendor has recently carried out refurbishment works to the office and administration areas.

There are three dock levels and one level access loading bays to either side of the warehouse serving the high bay section. These loading areas are accessed via access roads either side of the unit. The property provides two access points for loading, allowing loading and unloading from both sides of the warehouse area.

The property occupies a site of approximately 3.17 acres (1.28 Ha).

Floor	Description	Sq Ft	Sq M
Ground	High Bay Warehouse	33,334	3,096.87
	Loading Bays	5,133	476.86
	Warehouse	33,974	3,156.25
	Showroom / Canteen / Ancillary	9,771	907.73
First	Offices	9,203	855.00
	Mezzanine	4,983	462.92
TOTAL		96,398	8,955.63

Measured on an approximate Gross Internal Area (GIA) basis.





TENURE

The property is held by way of Freehold Tenure, Registered Title NN107987.

RATEABLE VALUE

The property has a Rateable Value of £310,000 (01 April 2023).

VAT

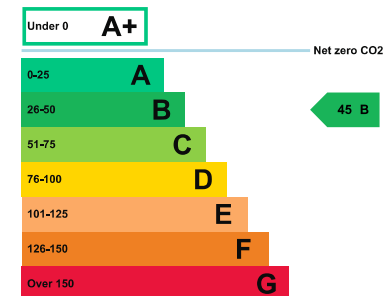
The property is elected for VAT purposes. Therefore VAT is payable on the annual rental income.

EPC

The property has an Energy Performance Rating of B-45.

Energy rating and score

This property's energy rating is B.





MARKET COMMENTARY

Corby has recently furthered its UK and Global profile with the announcements that Nike and Bleckmann are to establish new sites at Magna Park in Corby. These transactions provide circa 2MSq.ft combined investment into Corby and is a strong indicator towards the areas growth. This follows the earlier transaction to TopHat of 650,000 sq ft in Summer 2022.

Corby's overall industrial / warehouse stock will increase significantly with the development of Magna Park and a number of pipeline schemes including the recent acquisition by Warmflame Development of the TATA land. However, the supply of good quality second-hand accommodation remains very low.

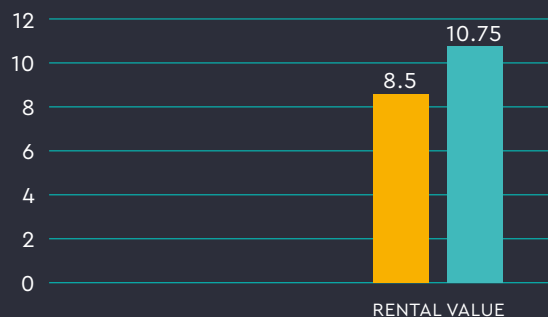
Prime industrial / warehouse rents have increased further to in excess of £8.50psf, reflected by several Developers quoting in the region of £9.50psf for speculative new build. In comparison to the wider region, Corby remains below the average rent and capital prices in the East Midlands. Gross consented land values are also circa 25% below the prime sites in the East Midlands.

The market has lacked evidence of second-hand accommodation, with rental evidence subdued to lease renewal and reviews. Given this lack of evidence and increased prime rents, good quality second hand accommodation looks attractive to tenants and owner occupiers alike.

Corby remains a strong market for distribution, improved by the eastern by-pass that provides a faster link to the A14 motorway to the south and the national road network. Corby has also continued to attract manufacturing industry and has proven to be an attractive location for manufacturers in the food & drink industry. Improved housing stock and several new developments by the national housebuilders has increased housing stock, retaining the very good labour supply that is offered to employers in the town.

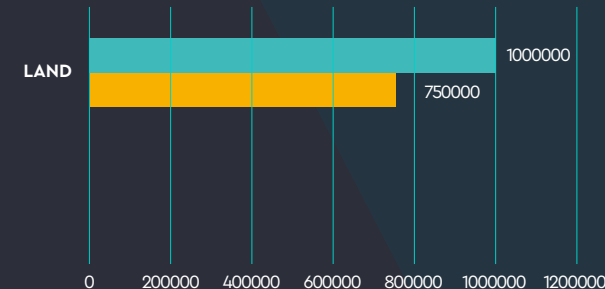


INDUSTRIAL / WAREHOUSE VALUES



CORBY EAST MIDLANDS

EMPLOYMENT LAND VALUES



CORBY EAST MIDLANDS



ASSET MANAGEMENT

- Possible refurbishment.
- Redevelopment / Refurbishment of the site, subject to satisfactory planning consent.
- Future letting by returning building to 2 semi-detached units.
- Redevelopment offers significant rental uplift.
- Possible strategic purchase with future neighbouring site opportunities.

DATA ROOM

Access to the data room will be made available upon request.

ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Eddisons Commercial Ltd accepts no liability of any type arising from your delay or other lack of co-operation.

FURTHER INFORMATION

Further information is available by contacting the sole agent:

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