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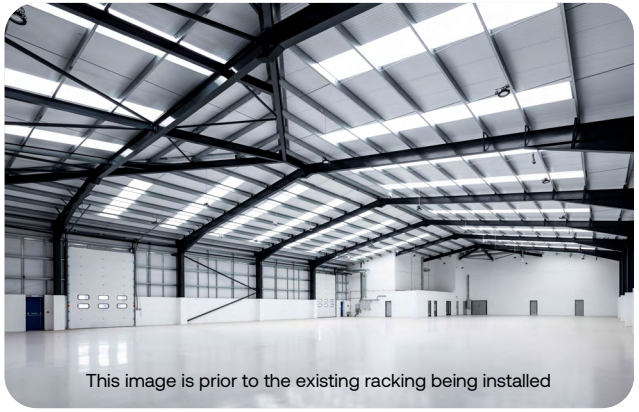
Arkwright Road
Unit A

Willowbrook Industrial Estate,
Corby, Northants NN17 5AE

HQ detached industrial / warehouse unit
Available to let | 25,178 sq ft



This image is prior to the existing racking being installed

HQ detached industrial / warehouse unit

The subject property comprises a prestigious detached HQ industrial/warehouse building within the Willowbrook Industrial Estate in Corby. The property has been comprehensively refurbished and provides a clear-span warehouse production area with a minimum eaves height of six metres, two level access loading doors, and comprehensive two storey office and ancillary accommodation that is ideally suited for a head office operation. The property is also served by a large yard area and approx 55 car parking spaces.

HQ detached industrial / warehouse unit

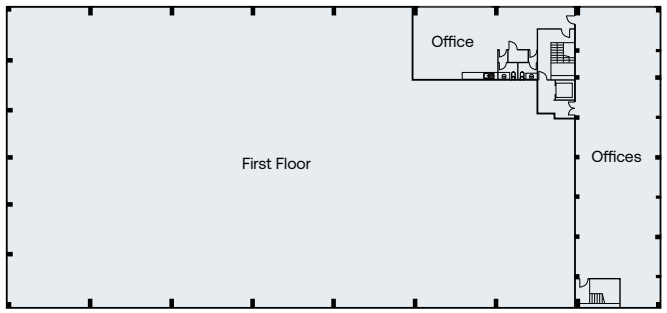
25,178 sq ft

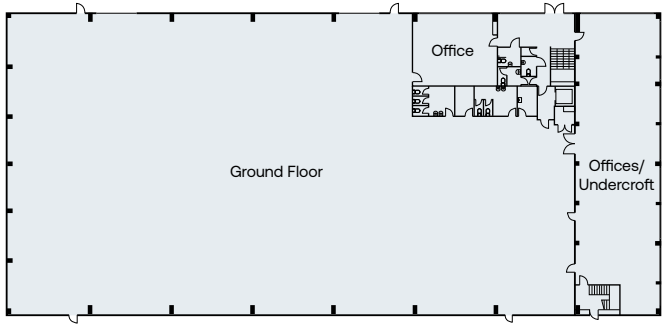
- Three-phase power
- Unit available with racking
- Located in Corby
- LED lighting
- Large loading yard
- Comprehensively refurbished
- 6m minimum eaves height
- Two level access loading doors
- 55 car parking spaces
- Multiple WC facilities & kitchenette

Site plan & accommodation

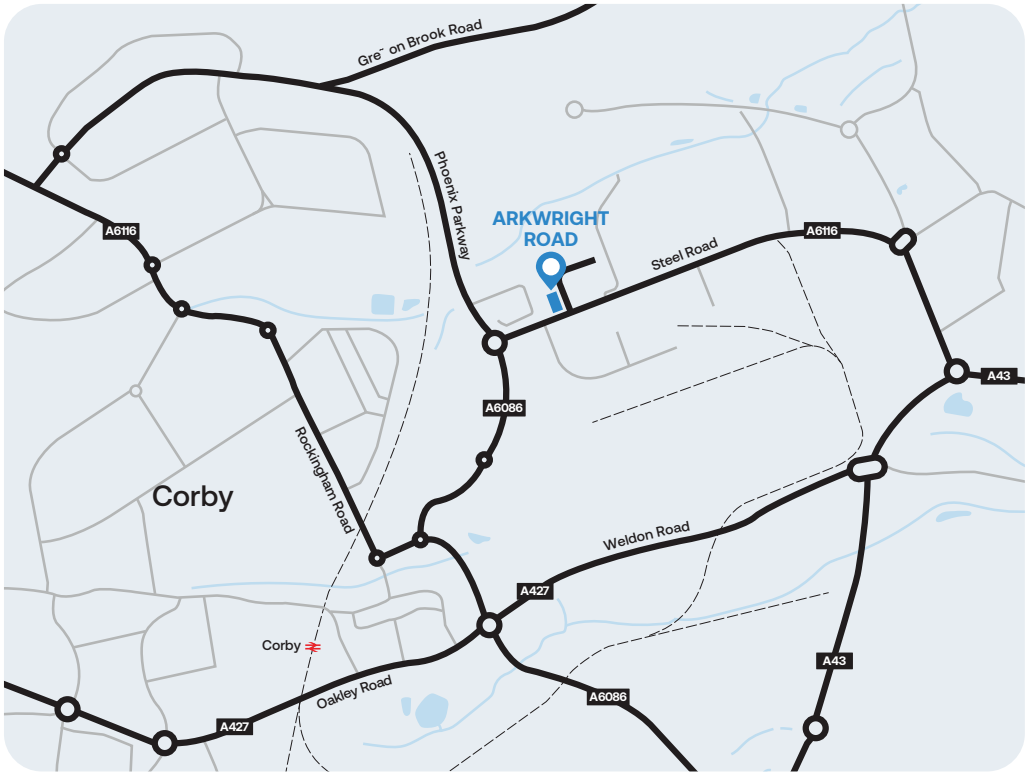
360° Click to take the virtual tour

Unit	Area (sq ft)	Area (sq m)
Warehouse	16,498	1,533
Ground Floor Offices / Undercroft	4,553	423
First Floor Offices	4,127	383
Total	**25,178**	**2,339**





Location



The A14 is located approximately 8 miles to the south at Kettering (junctions 7, 8, 9 & 10) and provides access to the west to junction 19 of the M1 at the interchange with the M6 and to the east, to the A1, M11, Cambridge and onto the east coast ports.

The £34 million Corby Link Road was completed in 2014. A new train station opened in April 2009 with a journey to London (St Pancras) of approximately 70 minutes.

By Road

A14 approx 9.9 miles (Junctions 7, 8, 9 & 10). Corby to London is 91 miles with journeys taking approximately 1h 48 via the A14 and M1.

By Rail

Corby Railway Station. Located nearby offering a direct link to St Pancras International with a journey time of 70 minutes with approx. 19 trains per day. Approx 1.6 miles from Arkwright Road

By Bus

Regular buses run throughout Corby to the Industrial Estate. Approx every 30 mins.

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Book a viewing

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Further information:

RENT

£169,952 PA - £ 14,163 PCM

VAT

VAT will be payable where applicable.

EPC

The property has an EPC Rating of 63 In Band C.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Terms

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated. The guide rent is £169,952 per annum exclusive of all outgoings and VAT.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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