

**Unit 5, Omega Court, Phoenix Parkway, Corby**  
**NN17 5DP**



**5,067 sq ft (469.79 sq m)**

**Warehouse / Trade Counter on  
Corby's Premier Trade Estate  
TO LET**

**Corby's Premier Trade Counter Location**

- Large mezzanine for storage
- Large trade counter space
- 3 phase power and gas
- 6m Eaves

# KEY FEATURES



Details



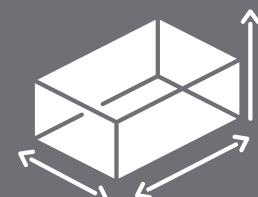
Rent



Location



Loading



Size



Height

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High specification unit with large trade counter space

Rent on application

Omega Court, Corby  
NN17 5DP

1 x Electric, Level Access Door

5,067 sq ft (469.79 sqm)

6m Eaves Height

**Available by way of sublease or assignment**





## Location

Omega Court at Centrix Business Park is located on the Willowbrook Industrial Estate in Corby.

Corby is very well located in the heart of the 'Golden Triangle' and the national road network is easily accessible. Predominantly dual carriageway access is provided to the A14 via the A43/A45/A6003. The A14 is approximately 10 miles from the site with a journey time of approximately 15 minutes.

The A14 provides direct access to the M1/M6 to the west at Catthorpe Interchange and the A1/M11 to the east. Corby has a mainline train station providing a regular direct service to London St Pancras International with a journey time of approximately 1 hour and 15 minutes.

## Description

The unit benefit from the following specifications facilities:

- Large Trade Counter Space
- Large Mezzanine for Storage
- Staff canteen & kitchen
- W/C
- LED lighting
- 1 x Electric level access door
- 3 phase power and gas
- 8 parking spaces
- 6m Eaves Height

There is also many well-established occupiers nearby including - Toolstation, CEF, MKM, Neilson Racing, MDS Medical, Bakeaway, Screwfix

## Accommodation

	<b>Sq Ft</b>	<b>Sq M</b>
Warehouse	5,067	469.79
<b>Total</b>	<b>5,067</b>	<b>469.79</b>

The areas are expressed on a gross internal basis and are approx. having been rounded.



## Terms

The unit is available by way of a sublease or assignment of the current lease, expiring on 23<sup>rd</sup> January 2032

## Rates

The current rateable value of the property is £33,250. Rates payable for the current financial year April 2026 – March 2027 equate to £16,591.75 approximately. Interested parties are advised to make their own enquiries.

## VAT

The ingoing tenant will be responsible for the payment of any VAT.

## Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit [www.tdbre.co.uk/antimoney laundering/](http://www.tdbre.co.uk/antimoney laundering/)

## Services

We understand that all main services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

## Legal Costs

Each party to pay their own legal costs in relation to any transaction.

## EPC

The premises have an EPC rating of A-20. A certificate is available on request.

## Viewing

Viewing and further information via the sole agents:



**Jack Brown**  
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