

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

High specification unit with large trade counter space



Rent

Rent on application



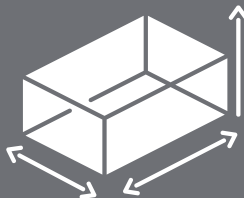
Location

Omega Court, Corby
NN17 5DP



Loading

1 x Electric, Level Access Door



Size

5,067 sq ft (469.79 sqm)



Height

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

	Sq Ft	Sq M
Warehouse	5,067	469.79
Total	5,067	469.79

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 23rd 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 incoming 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/antimoneylaundering/

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
Jack@tdbre.co.uk
07969 291 660

Oliver Thompson
Oliver@tdbre.co.uk
07838 191 054