

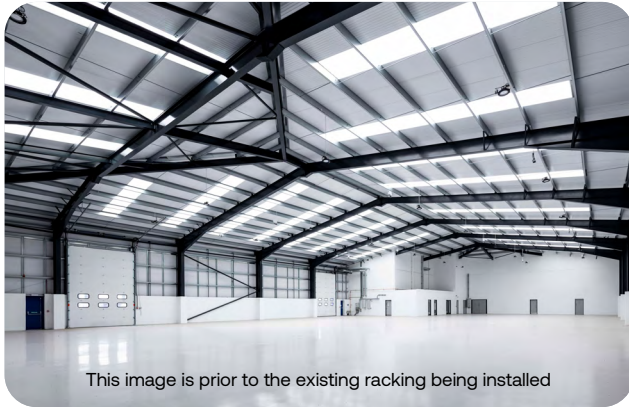
# Arkwright Road Unit A

Willowbrook Industrial Estate,  
Corby, Northants NN17 5AE

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



Fitted warehouse, immediately available,  
flexible lease terms



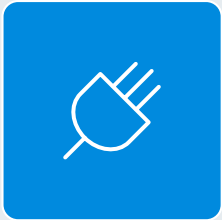
## HQ detached industrial / warehouse unit



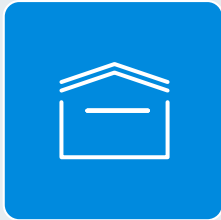
The subject property comprises a prestigious detached HQ industrial/warehouse building within the Willowbrook Industrial Estate in Corby. The property has been comprehensively refurbished and provides a clear-span warehouse production area with a minimum eaves height of six metres, two level access loading 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



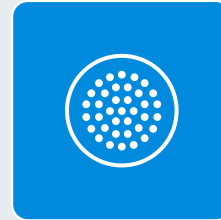
Three-phase  
power



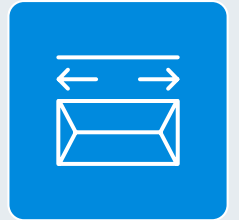
Unit available  
with racking



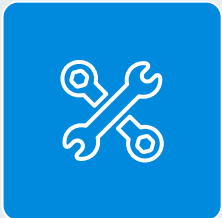
Located in Corby



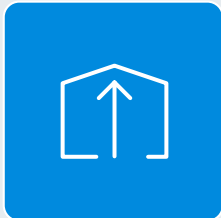
LED lighting



Large loading  
yard



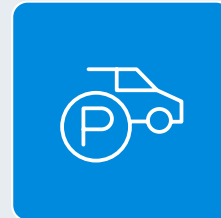
Comprehensively  
refurbished



6m minimum  
eaves height



Two level access  
loading doors



55 car parking  
spaces



Multiple WC  
facilities &  
kitchenette

# Site plan & accommodation



Click to take the virtual tour

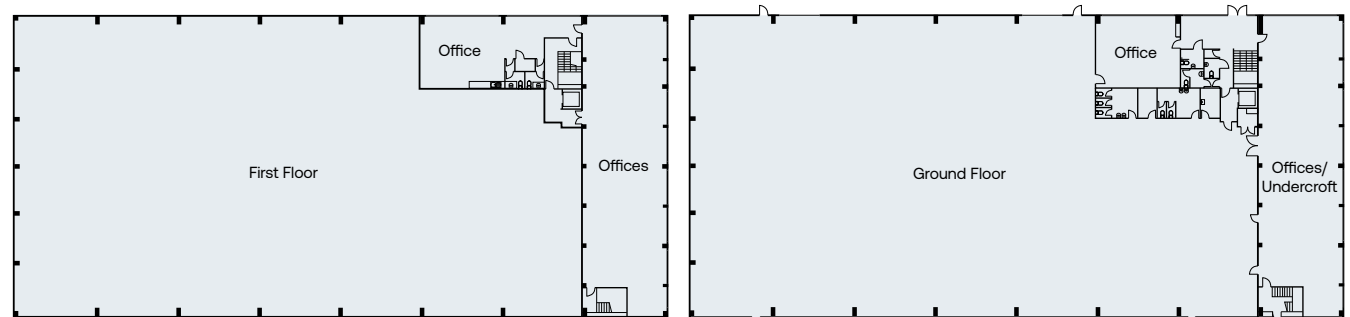
Unit	Area (sq ft)	Area (sq m)
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Warehouse	16,498	1,533
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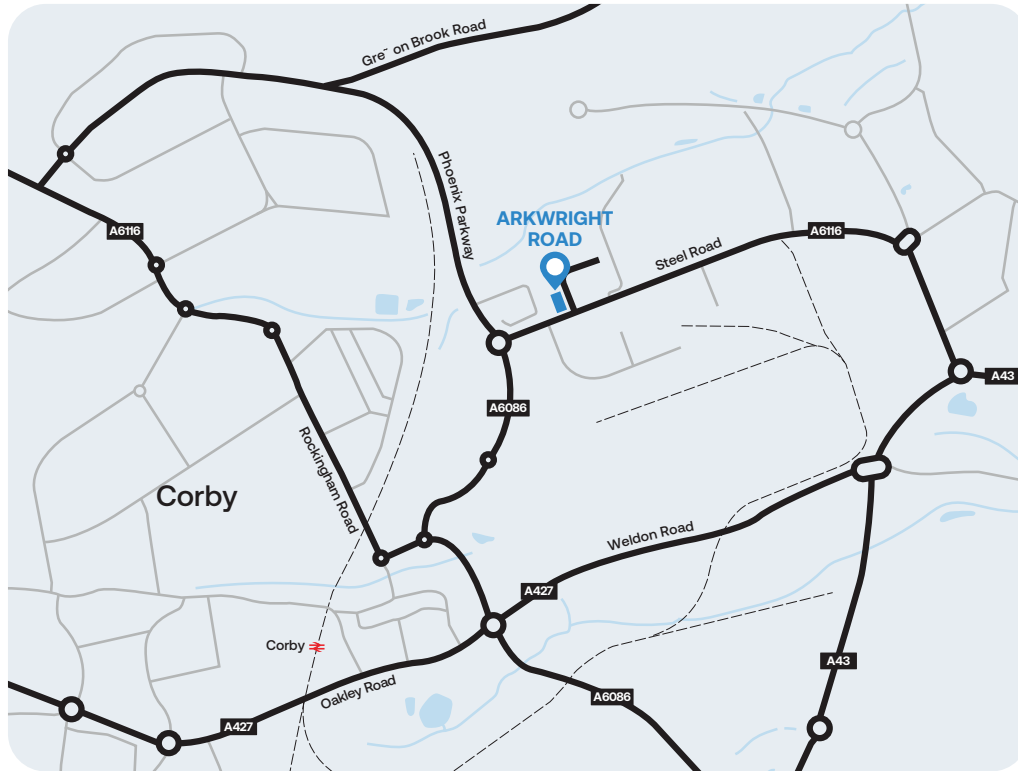
Ground Floor Offices / Undercroft	4,553	423
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First Floor Offices	4,127	383
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<b>Total</b>	<b>25,178</b>	<b>2,339</b>
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# Location



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

## **Mileway**

Richard Sidaway  
T: 0121 368 1760  
richard.sidaway@mileway.com



Jack Brown  
M: 07969 291 660  
jack@tdbre.co.uk

Oliver Thompson  
M: 07837 191 054  
oliver@tdbre.co.uk



Gemma Constantinou  
M: 07936 038 873  
gemma.constantinou@jll.com

James Saxby  
M: 07801 667 692  
james.saxby@jll.com



Gilbert Harvey  
M: 07730 416 962  
gilbert.harvey@eddisons.com

## 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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