



Corby 1, Baird Road, Willowbrook North Industrial Estate, Corby, NN17 5BB

FOR SALE (MAY LET) - Modern Industrial / Warehouse

Summary

Tenure	For Sale
Available Size	24,542 sq ft / 2,280.03 sq m
Price	Price on application
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- 24,542 sq ft
- 6.75m eaves
- 6 level loading doors
- Site area of 2.276 acres

Description

A rare opportunity to acquire the freehold of a modern industrial / warehouse premises in an established employment location.

- 24,542 sq ft
- Two storey office / amenity
- 6.75m eaves
- 6 level loading doors
- Large forecourt area
- Total site area 2.276 acres

Ideal opportunity for owner occupiers / property investors in the area.

Location

The property is situated on Baird Road within the established Willowbrook Industrial Estate, one of Corby's principal industrial and employment locations.

The estate benefits from excellent access to the A43 dual carriageway, providing onward connectivity to the A14 and the wider national motorway network, including the M1/M6 interchange to the west and A1(M)/M11 to the east. The A14 also provides a strategic east–west route towards the East Coast ports.

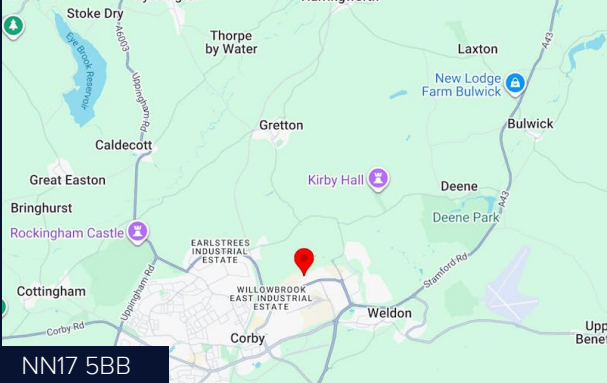
Corby is an established industrial and logistics location within the Golden Triangle, benefiting from a strong manufacturing and distribution occupier base and excellent connectivity across the Midlands and wider UK.

Baird Road forms part of the wider Willowbrook industrial area, with established occupiers in the immediate vicinity including automotive, manufacturing and logistics businesses.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	24,542	2,280.03	Available
Total	24,542	2,280.03	



Viewing & Further Information

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