

Land & Buildings 13 & 14B Earlstree Road Industrial Estate

CORBY, NN17 4NP

37,484 sq ft on 3.415 acres - **For Sale (May Let)**

For identification purposes only



KEY HIGHLIGHTS

- Freehold
- Established Industrial Location
- Of interest to Investors, Developers and Occupiers
- Notable nearby occupiers
- Steel frame construction
- Shallow pitch steel truss roof
- 4.65m clear working height
- Level access (with quick action shutters) loading door to each unit with additional door within the lean-to section
- LED Lighting
- Separate offices with welfare to front and side of the building
- Open plan warehouse/factory space
- Mezzanine floor within 14B
- Generous surfaced car parking to the front
- EPC - Available upon request.
- Rateable Value - Upon request

ACCOMODATION

Description	sq ft
Ground - 13	25,004
Ground - 14B	12,480
Total	37,484



DESCRIPTION

Industrial premises on 3.415 acres

In brief, the property comprises a site of approximately 3.415 acres on which two industrial buildings of approximately 25,004 sq. ft. and 12,480 sq. ft. respectively sit.

The former is detached whilst the latter is semi-detached. The two buildings are separated by way of a shared concrete surfaced yard.

The site is secure with perimeter fencing / gates around the boundary, with the exception of the car parking to the front of the premises which is open. The rear of the site is not utilised but could be developed by a future purchaser/occupier.

LOCATION

The property is located within the well-established Earlstree Industrial Estate in the Northamptonshire town of Corby. The location offers excellent connectivity to major transport routes, including the A43, A14 and A1(M), allowing for efficient distribution across the Midlands and nationally. Specifically, the property is located on the west of Earlstree Road opposite the junction with Brunel Road. Numerous notable occupiers are situated nearby covering a range of uses including many logistics and manufacturing users.

VIEWINGS

Strictly by prior appointment with the sole agents.

SERVICES

We are advised that all usual mains services are connected to the property but advise interested parties to make their own enquiries.

No services have been tested at this stage.

PLANNING

The property has until recently be used as a factory premises. Interested parties are advised to make their own planning enquiries in respect of potential alternative uses. Alternative uses may include redevelopment for employment uses (Subject to Planning).

TERMS

Both conditional and unconditional offers for the freehold interest are sought. The property will be sold with full vacant possession.

The property is also available on a new FRI lease for a term of years to be agreed.



Earlstree Road

Corby, NN17 4NP

CONTACT

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