



Units 1-3
**Eismann
Way**

CORBY | NORTHAMPTONSHIRE | NN17 5UB

///radar.patrol.space



68,250 - 206,202 sq ft
(6,340 - 19,156 sq m)

TO BE REFURBISHED

AVAILABLE FROM LATE 2026

- FULLY FITTED WAREHOUSE SPACE
- AVAILABLE AS A WHOLE OR IN PART
- 8M MINIMUM EAVES HEIGHT
- DOCK AND LEVEL ACCESS LOADING DOORS
- 3 SEPARATE WAREHOUSE BAYS
- 3 SEPARATE OFFICE / ANCILLARY AREAS
- SECURE YARD AND SERVICING AREAS



TO LET

Modern Detached Industrial /
Warehouse Building

Description

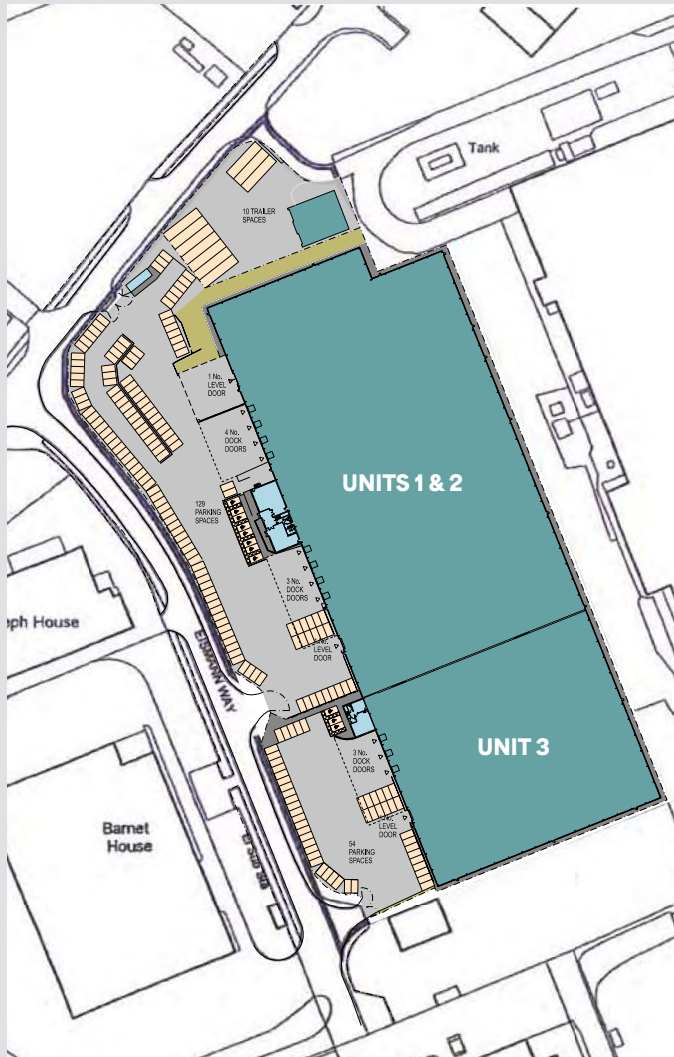
The subject property comprises a modern detached industrial / warehouse building extending to approximately 206,506 sq ft on a self-contained site.

The property is capable of being sub-divided to create two units but can also be occupied as a single building, offering flexibility for a range of occupiers.

The warehouse is currently fully fitted with racking, which may be available to incoming tenants as part of a letting arrangement.

Accommodation

	sq ft	sq m
UNITS 1 & 2		
Unit 1 Warehouse	67,743	6,293.50
Ground Office / Ancillary	1,232	114.50
First Floor Office / Ancillary	1,184	110
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Unit 2 Warehouse	65,351	6,071.30
Ground Floor Office	1,255	116.0
First Floor Office	1,207	112.10
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Units 1 & 2 Total	137,952	12,816.16
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UNIT 3		
Warehouse	66,343	6,163.5
Ground Floor Office	968	89.9
First Floor Office	939	87.2
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Unit 3 Total	68,250	6,340.60
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TOTAL (UNITS 1-3)	206,202	19,156.76



Units 1 & 2

- 137,952 sq ft (12,816 sq m) combined
- 8m minimum eaves height
- 8 dock loading doors
- 2 level access loading doors
- Two separate office / ancillary areas
- 45m wide yard area (max)
- Secure yard and servicing areas
- Existing warehouse racking potentially available

Unit 3

- 68,250 sq ft (6,341 sq m)
- 8m minimum eaves height
- 3 dock loading doors
- 1 level access loading door
- Ground and first floor office accommodation
- 38m wide yard area
- Secure yard and servicing areas
- Existing warehouse racking potentially available

Combined (Units 1-3)

- 206,202 sq ft (19,157 sq m) total accommodation
- Modern detached industrial / warehouse facility
- 11 dock and 3 level access loading doors
- Three office / ancillary areas
- 45m wide yard area (max)
- Secure yard and circulation areas
- Fully fitted warehouse space
- Racking potentially available by separate negotiation

GXO

Biffa

TATA STEEL

RHENUS LOGISTICS

MATALAN

NEWCOLD



Units 1-3
**Eismann
Way**

Location

Corby is a well-established industrial and logistics location in North Northamptonshire, strategically positioned within the East Midlands logistics corridor.

The town benefits from excellent road connectivity, with direct access to the A43 and A14, providing links to the M1, M6 and M11 motorways. This central UK location makes Corby highly attractive for national distribution and manufacturing occupiers.

Eismann Way is situated within a well-established industrial area to the south-west of Corby town centre, providing convenient access to the regional and national motorway network.

Corby also benefits from a mainline rail connection to London St Pancras, with journey times of approximately 70 minutes.

 **What3words:** [///radar.patrol.space](https://www.what3words.com/radar.patrol.space)

A43 - 3 miles | **A14** - 6 miles | **Kettering** - 8 miles | **A1** - 20 miles

M1 (J15) - 28 miles | **Birmingham** - 70 miles | **Central London** - 85 miles

EPC

The property has an EPC Rating of 56 (Band C) for Units 1-2 and 57 (Band C) for Unit 3. It is anticipated that the EPC rating will be improved as part of the proposed refurbishment works.

Business Rates

The Valuation Office Agency website indicates that the whole property has a Rateable Value of £1,150,000 as a whole.

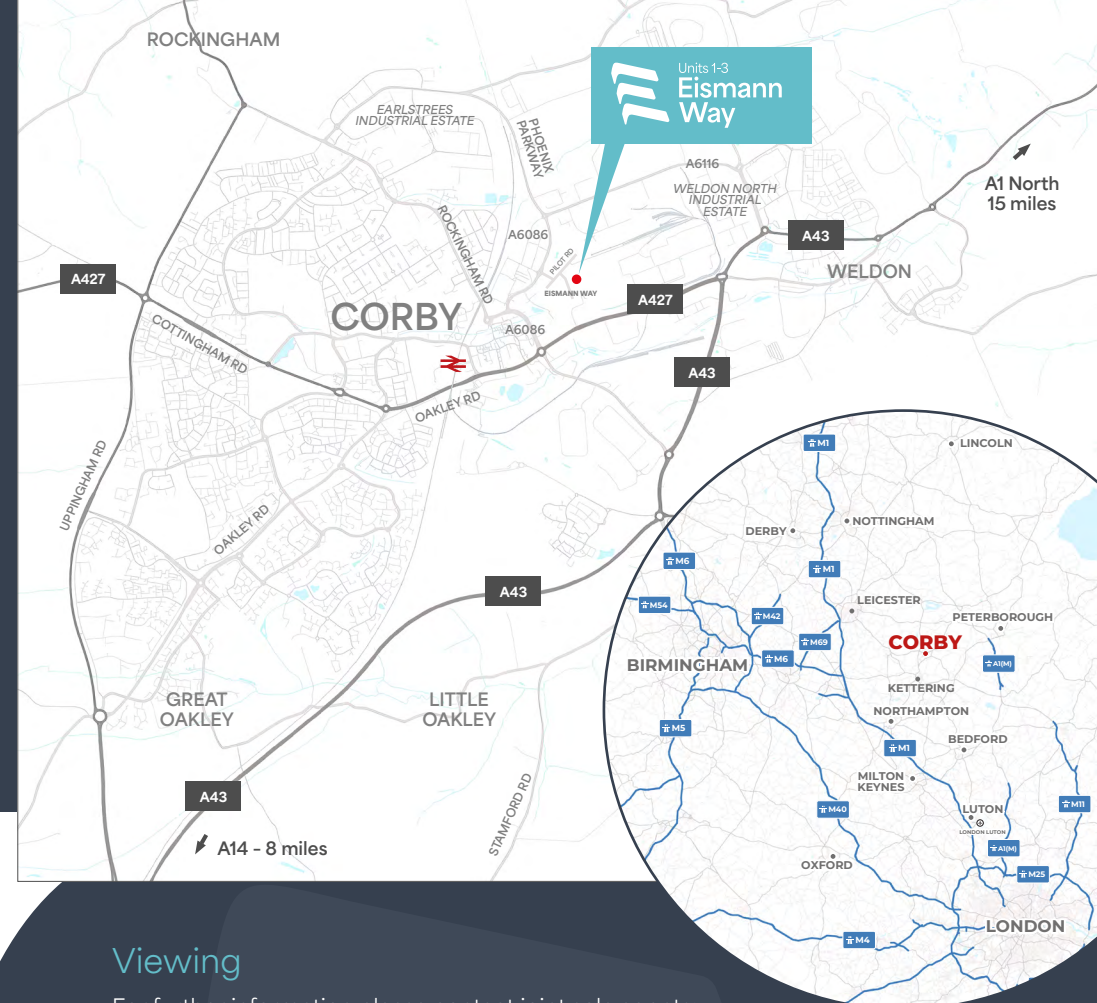
The uniform business rate for 2026/27 is 50.8p in the £.

Interested parties should make their own enquiries with the local authority.

Terms

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated.

A guide rent for the individual units or the site as a whole is available on application.



Viewing

For further information please contact joint sole agents:



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