



**Baker
Harman**

To Let:

Industrial/Warehouse Unit



Shelton Road

Willowbrook Industrial Estate

Corby, Northants, NN17 5XH

- 12,967 sq ft (1.200.80 sq m) detached Industrial/Warehouse building
- Ready for immediate occupation – now available long term
- Includes two-storey office and ancillary accommodation
- 1 level access and 1 dock loading door.

LOCATION

The site is situated on the northern edge of Willowbrook East Industrial Estate, 2.2 miles (3.5km) to the north of Corby town centre.

The site can be accessed directly from Shelton Road with the Rockingham Motor Speedway situated directly to the north. Shelton Road leads south to the A6116 Steel Road which runs east west to Corby town centre and the A43 respectively. The A43 provides a direct link to the A1 approximately 13.6 miles (22km) to the northeast). To the southeast the A43 connects with the A14 at Kettering before joining the M1 at Junction 19, which is 28.5 miles (46km) from the property.

DESCRIPTION

The subject property comprises a detached industrial building on a self-contained site.

The property comprises the following facilities/specification:-

- 8m minimum eaves height
- 1 no. level access loading door and 1 no. dock loading door
- Two-storey office/ancillary accommodation
- Self-contained yard/car park area.

ACCOMMODATION

The property will be constructed to comprise the following approximate Gross Internal Area (GIA):-

	Sq Ft	Sq M
Warehouse	12,263	1,139.26
Ground Floor Offices	352	32.77
First Floor Offices	352	32.77
Total	12,967	1,204.80

EPC

An EPC has been ordered.

LEGAL COSTS

Each party is to bear their own legal costs.

BUSINESS RATES

Rateable Value: £61,500

The Uniform Business Rate for 2026/27 is 48p in the £.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.



SERVICES

We understand that the property has all mains services with the exception of gas. The services have not been tested and interested parties are requested to make their own enquiries in this regard.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

RENT

The property is available by way of a new lease or sub lease on terms to be agreed.

Guide Rent £95,000 pa.

VIEWING

To view and for further details please contact:



Richard Baker BSc (Hons) MRICS

Mob: 07725 834136

Email: richard@bakerharman.com

Website: www.bakerharman.com

Gary Owens

Mob: 07584 017546

Email: gary.owens@matherjamie.co.uk

