



## Aycliffe House

Pywell Road, Corby, NN17 5XJ

**Aycliffe House presents a unique cross loading facility with extensive large provision available immediately**

**34,079 sq ft**  
(3,166.04 sq m)

- 9 Level access doors
- 7m Clear internal height
- LED lighting
- 70 Parking spaces
- Cross loading with front and rear yards

# Aycliffe House, Pywell Road, Corby, NN17 5XJ

## Summary

<b>Available Size</b>	34,079 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D

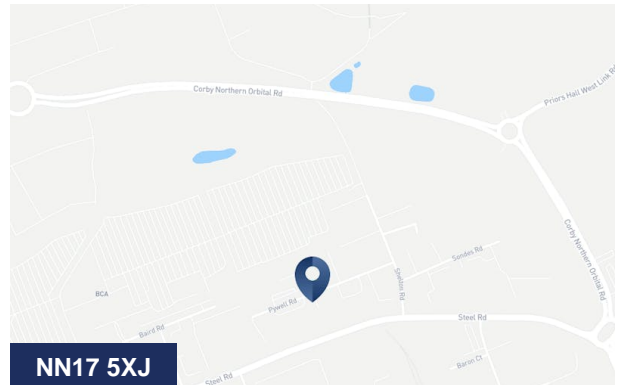
## Description

Aycliffe House is a high-quality, detached industrial/warehouse facility prominently positioned on Pywell Road in Corby. The property comprises a portal frame building with insulated steel cladding and translucent roof lights, offering excellent natural light. The two-storey offices are finished to a high standard, and male/female WCs on both levels. Heating and cooling systems are in place. The warehouse is split into two bays with a cross-loading layout, featuring 4 loading doors to the main yard and 5 to the rear. Eaves heights range from 7.0m to 7.8m. LED lighting, roof fans, and gas heaters are installed throughout. Externally, the site is fully secured with metal palisade fencing and gated access to front and rear yards. The site includes 70 marked car parking spaces.

## Location

Corby is well located, being approximately 8m north of Kettering and the A14 dual carriageway and provides uninterrupted dual carriageway access westward to the M1/M6 interchange and eastward to the A1/M11 and onward to the east coast ports of Felixstowe and Harwich. Pywell Road is located on the Willowbrook Industrial Estate within close proximity to the A43 dual carriageway that accesses the A14 southbound and leads to

Peterborough and the A1/M to the north-east. Northampton is approximately 23 miles to the south-west leading to the M1 motorway.



## Viewing & Further Information

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