

FOR SALE – WAREHOUSE + YARD + CAR PARK

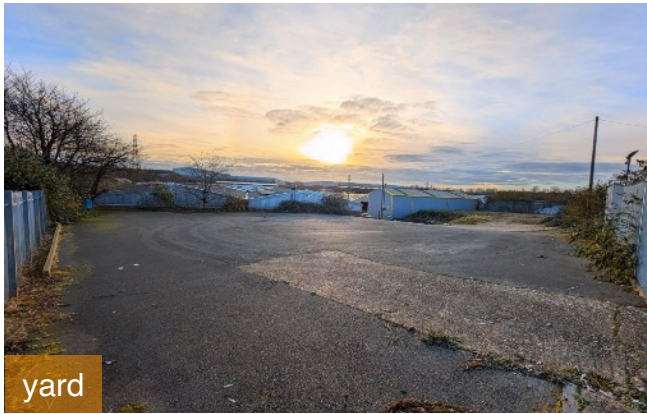
c.17,500 SQ.FT. ON 1.6 ACRE SITE

11 ST. MARKS ROAD, ST. JAMES INDUSTRIAL ESTATE, CORBY, NN18 8AN

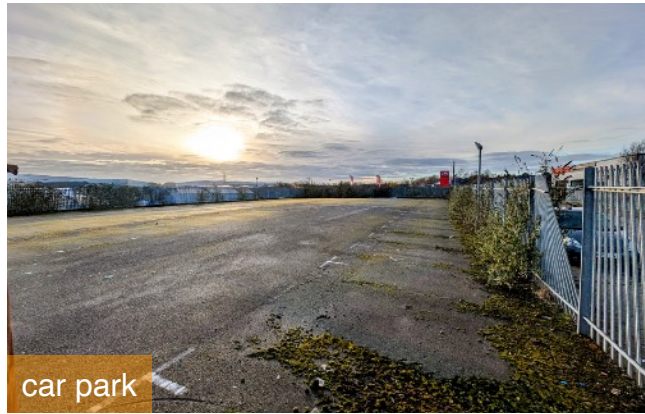


Indicative demise outline only

A rare opportunity to buy 1.6 acres of commercial real estate comprising c.0.5 acres of car park, yard space and c.17,500 sq.ft. of industrial warehouse space with 2 separate accesses.



yard



car park



View from yard, toward unit

COMMENTS

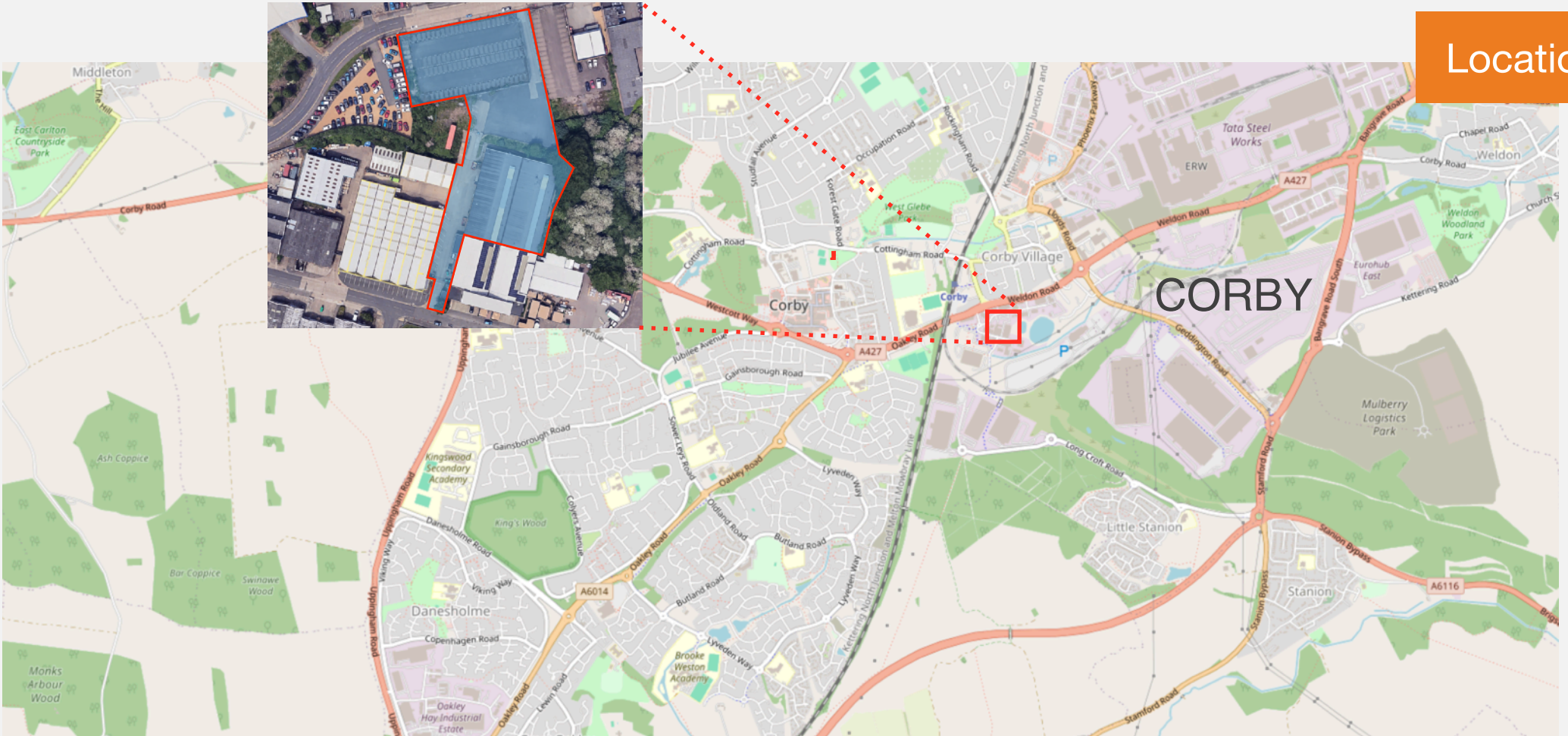
- Total site area of 1.6 acres
 - northern car park area of 0.6 acres
 - warehouse + yard of 1 acre
- Formed of 3 separate titles
- 2-bay warehouse with ground floor area of 17,628 sq.ft.
- 2x roller shutter doors on west side of warehouse
- Eaves height of 3.3m, rising to 5m
- 2 accesses: one shared in/out to St Mark's rd and the other private in/out to St James Rd
- EPC rating tbc



Title info
NN133943
NN155398
NN247382

Description

Location



01536 560 400

www.plcommercial.co.uk

info@plcommercial.co.uk

Contact Richard Potter or Marcus Learoyd

Misrepresentation Act: Potter Learoyd Commercial trading for themselves and for their vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts; (2) all descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy; (3) no employee of Potter Learoyd Commercial has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

potter learoyd
COMMERCIAL