



Unit 1 Ellis Court, Manton Park, Cockerell Road,
Corby, Northants, NN17 5DY

FileNo/2026/GH

Unit 1 Ellis Court

Manton Park, Cockerell Road, Corby, Northants, NN17 5DY



Agreement

For Sale



Detail

Freehold Trade Counter / Industrial Warehouse on secure site with large concreted secure yard



Price

£1,250,000 exclusive



Size

517.67 sqm (5,571 sq ft)
+ first floor mezzanine
131.19 sqm (1,412 sq ft)
Site area - 0.395 ha (0.977 acres)



Location

Corby, NN17 5DY



Property ID

FILENO/2026/GH

For Viewing & All Other Enquiries Please Contact:



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Property

The property was originally constructed in 2020 and is a detached unit of clearspan steel portal frame construction with insulated profile steel cladding to walls and the roof, with the roof incorporating double skin translucent roof lights.

The building is currently laid out having an automated front entrance door providing access to the existing trade counter area that in turn leads to two offices together with an internal corridor providing access to the stairwell to the first floor, server room and to the warehouse area.

The first floor landing is fitted with ladies, gents and disabled wc's with a door leading to an open plan office with a partitioned glazed office to the corner of the main area. Immediately off this area is a kitchen which in turn provides access to the main mezzanine floor that extends into the warehouse area with a small stud office on the mezzanine floor facing out to the front elevation through double glazed aluminium framed windows.

The offices and ancillary space are largely fitted with suspended ceilings, inset LED lighting, air conditioning with painted/plastered walls, powder coated aluminium double glazed windows and non-slip vinyl floor coverings. There are further electric heaters installed to the internal corridor area. The first floor kitchen provides base fitted cupboards and stainless steel drainer/sink unit.

The main warehouse area has a power floated concrete floor with LED lighting and served by two electrically operated sectional up and over loading doors measuring approximately 4.49m x 4.90m. There is also a wc accessed from the warehouse production space.

Externally the site is fully secured by a perimeter Paladin fence with two separate access points. One access point takes you to the front car parking area with 14 car parking spaces plus open display area with secondary access to the main concreted yard giving access to the rear loading doors.

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that single and three phase electricity, water and mains drainage are fitted and available to the building, but gas is currently not connected but we understand is available in the road.

Interested parties are advised to make their own investigations to the relevant utility service providers.

Accommodation

The property has been measured on a gross internal area basis (GIA) in accordance with the RICS Code of Measuring Practice and we calculate this it provides the following floor area:-

Area	m ²	ft ²
Ground Floor Offices, Trade Counter, Ancillary	144.22	1,552
Warehouse	271.13	2,918
First Floor Office / Ancillary	102.32	1,101
Total GIA	517.67	5,571
First Floor Mezzanine	131.19	1,412

Rates

Charging Authority: North Northants Council
Description: Warehouse and Premises
Rateable Value: £70,500
Period: 2026-2027

Estimate your business rates at - GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Town & Country Planning

The property has principally been used for trade counter and storage / ancillary office uses and was erected under planning ref. 18/00568/DPA 15th August 2019 for the erection of three buildings comprising of warehouse storage and ancillary trade desk and offices. Under Ref. NC/21/00463/CON on 12th January 2022 discharge of planning conditions 12, 13, 14 & 18.

Any prospective purchasers should establish the validity of their proposed use by contacting North Northants Council Planning Department on 0300 126 3000.

Energy Performance Certificate

The property has an EPC rating of B/29

Tenure

The property is available freehold with vacant possession under Land Registry No. NN372190.

Proposal

The property is available freehold with vacant possession seeking offers in excess of £1,250,000.

VAT

All figures quoted are exclusive of VAT that the vendor will have a duty to impose.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

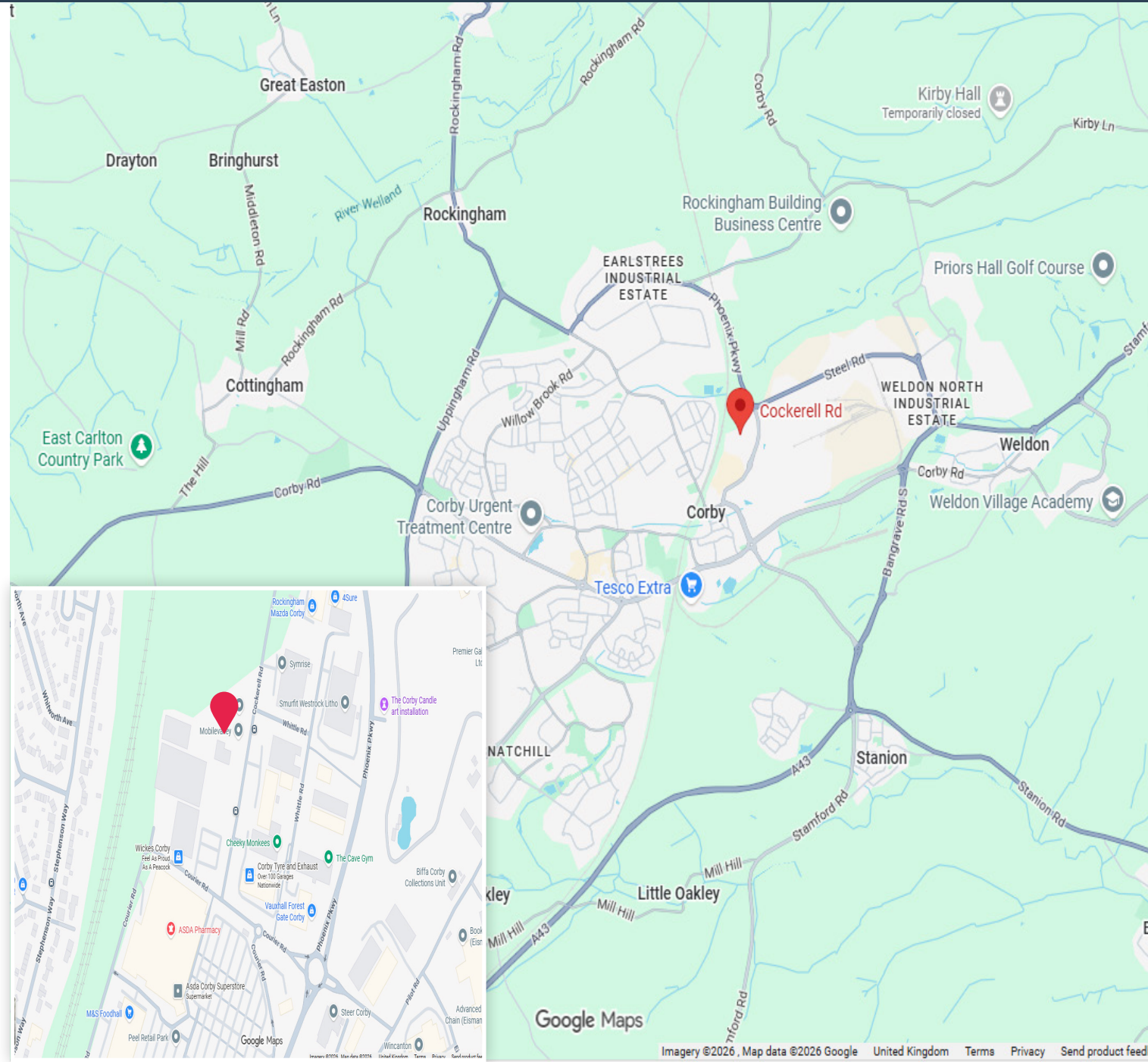
Location

Corby is a strategic and established trade counter, warehousing and manufacturing location in the heart of the East Midlands. 80% of the UK population is reachable within a 4.5hr HGV drive time.

Corby is situated approximately 26 miles north of Northampton, 25 miles south-east of Leicester, 63 miles east of Birmingham and 90 miles north of London.

Corby benefits from excellent communications with the A14 dual carriageway approximately 9 miles to the south providing direct access to the M1, M40, M42, M6, M11 and the A1/M motorways and on to the East coast ports of Felixstowe and Harwich.

Cockerell Road is located in the main out of town retail and trade counter area of Corby with access directly onto the main arterial roads of Phoenix Parkway and Steel Road linking the industrial estates and nearby trade counter and retail parks.

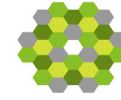




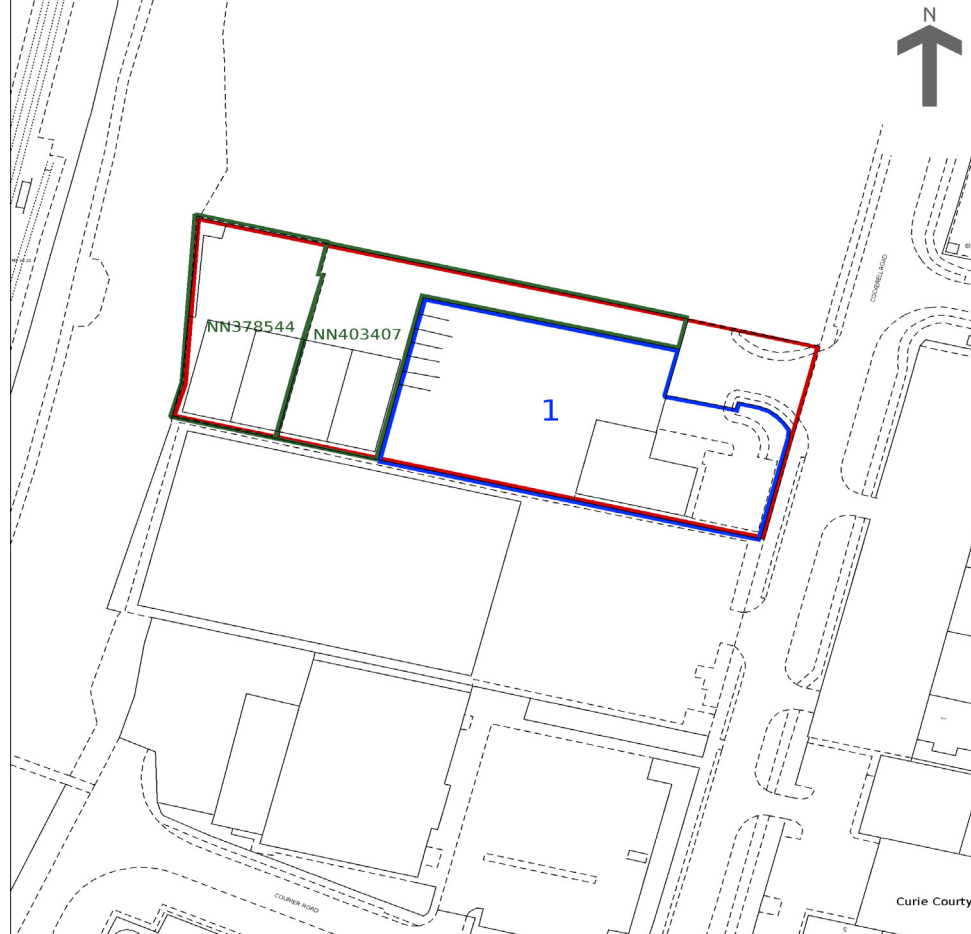


HM Land Registry
Current title plan

Title number **NN372190**
Ordnance Survey map reference **SP8989NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North**
Northamptonshire



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 05 March 2026 at 08:40:24. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Leicester Office.