

AVAILABLE NOW

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leftfield  
Corby



TO LET

# NEW SELF-CONTAINED INDUSTRIAL/DISTRIBUTION UNIT

43,432 sq ft (4,035 sq m)

SAT NAV: NN17 5DY

 what3words

OWNERS.WAVING.UNITS

# OVERVIEW

Leftfield Corby comprises a brand new high specification industrial/distribution unit totalling 43,432 sq ft.

The unit, which has been speculatively built, benefits from a high specification, is self-contained, and available for immediate occupation.

## NEARBY OCCUPIERS



**CORBY POPULATION - 62,000**

**POPULATION AGED 25-39 - 23%** (VS 20.3% OF ENGLAND)

**LIVING WITHIN 10KM OF WORK - 51.3%**  
(VS 35.4% NATIONALLY)

**LEVEL 1/2/3 QUALIFICATIONS - 44%** (VS 39.9% IN ENGLAND)



**ECONOMICALLY ACTIVE - 62.8%**  
(VS. 57.4% IN ENGLAND)\*

**CORBY WEEKLY PAY - £469**  
(VS NATIONAL AVERAGE OF £603)\*

\*ONS JUNE 23

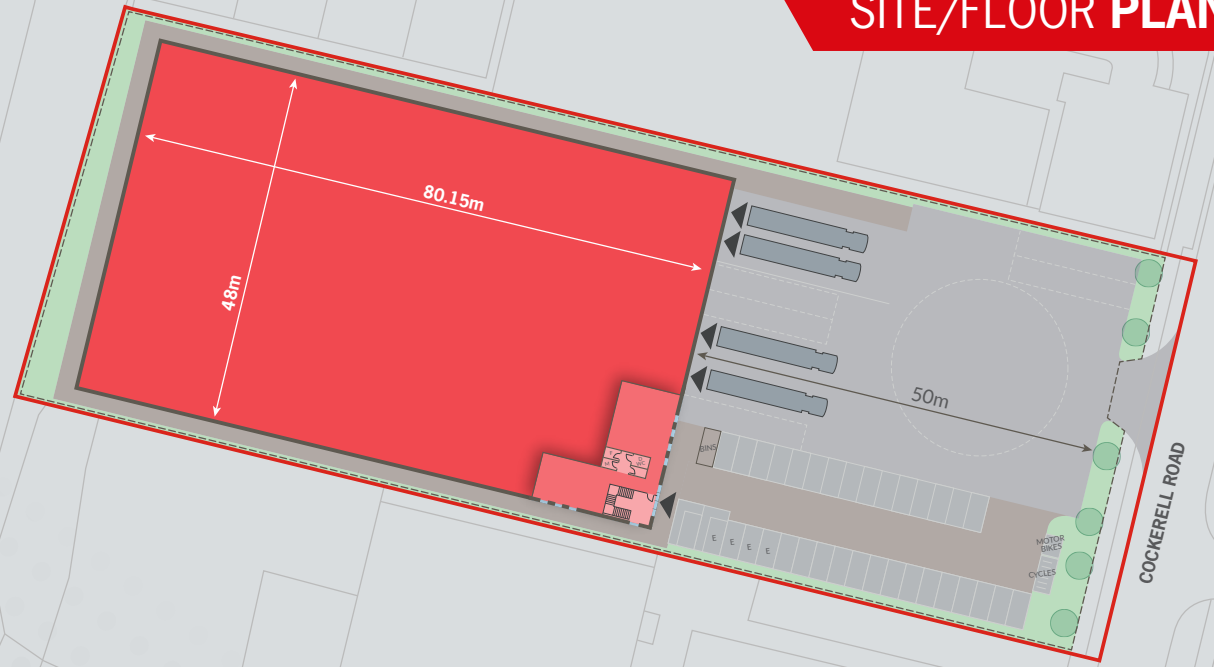


**14.9% ARE PROCESS/PLANT OR MACHINE OPERATORS**  
(VS 6.9% OF ENGLAND)

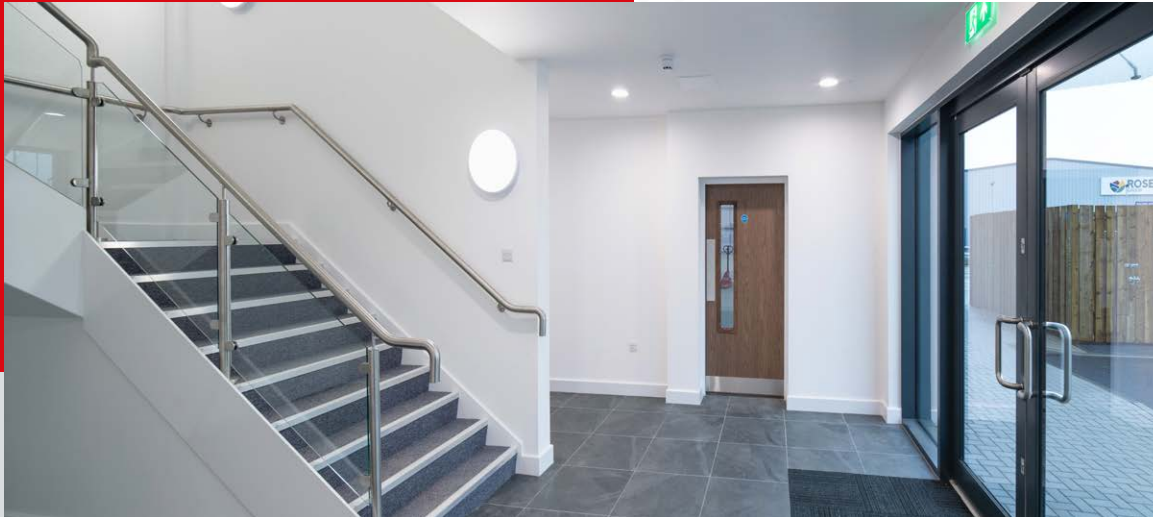
# ACCOMMODATION

FLOOR	DESCRIPTION	GIA SQ FT	GIA SQ M
First	Office	2,083	193.5
Ground	Warehouse	40,815	3,791.8
	Office	534	49.6
Ground Floor Total		41,349	3,841.4
<b>OVERALL TOTAL</b>		<b>43,432</b>	<b>4,034.9</b>

## SITE/FLOOR PLAN



# FEATURES



BREEAM Rating  
'Very Good'



Floor Loading  
50 kN/sq m



9m Eaves  
Height



220 kVA Three  
Phase Power



LG3 Lighting  
to Offices

# FEATURES



Secure Yard



2 Dock and 2 Ground Level Loading Doors



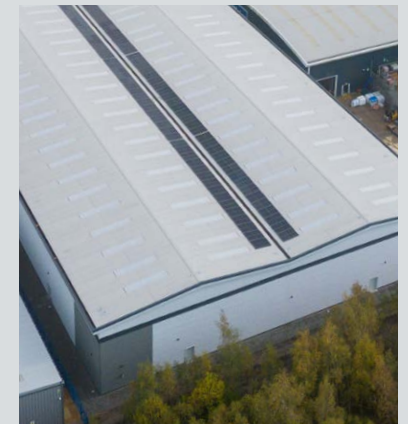
PV Panels Installed



34 Car Parking Spaces

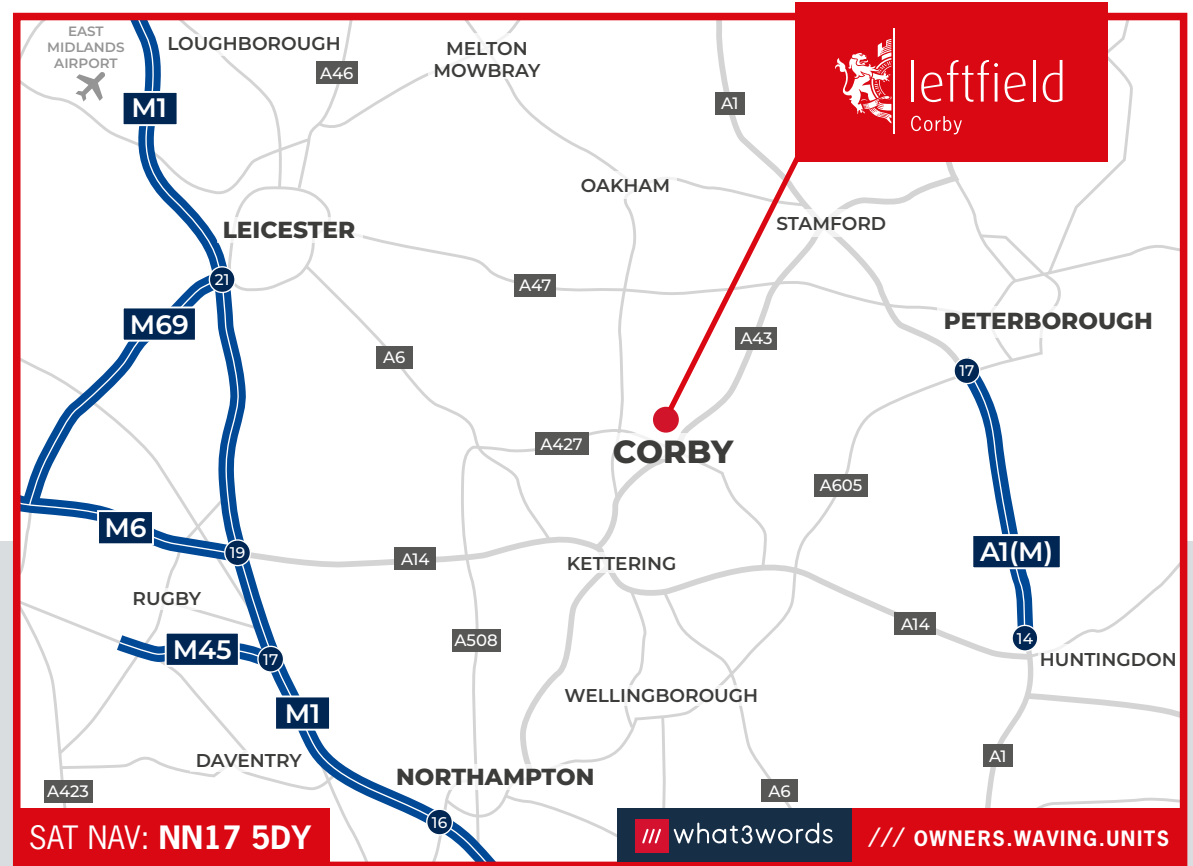


4 Electric Vehicle Charging Points



# LOCATION

Located on Cockerell Road, Corby, Leftfield is situated in an established commercial location with occupiers including Wickes and Rose Building Supplies. The location provides strong links with the local, regional and national road network with access to the M1 / A1(M) via the Phoenix Parkway and the A43 / A14.



## EPC

The premises has an Energy Performance Certificate Rating of A.

## TERMS

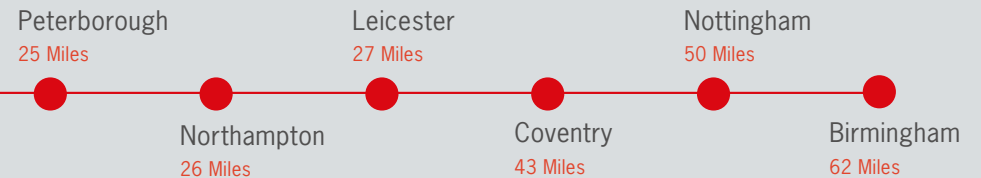
The unit is available on a Full Repairing and Insuring Lease, for a term of years to be agreed. Further information is available on request.

## VAT

This unit has been elected for VAT.



DESTINATIONS



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