

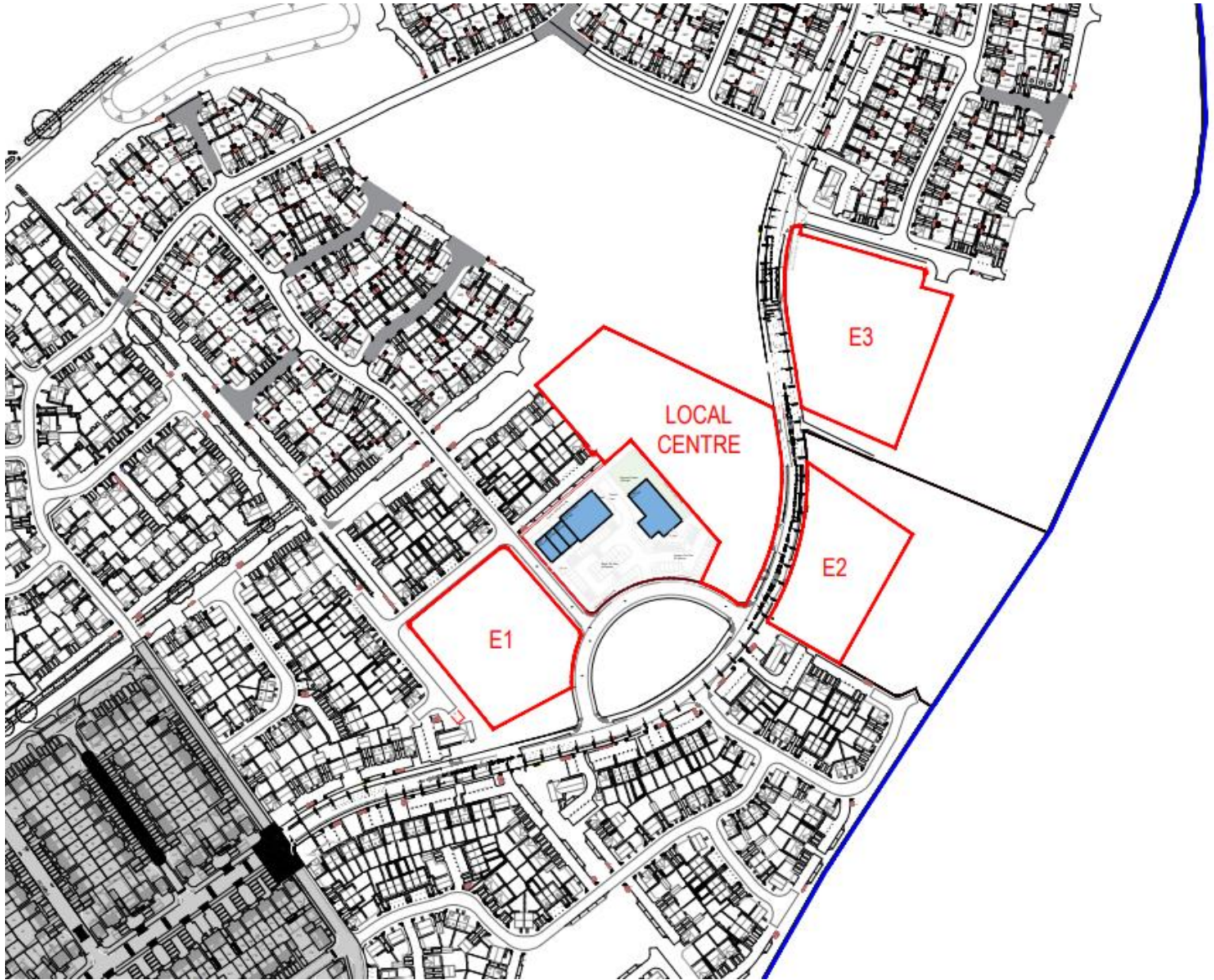
01536 483400

eddisons.com

INDUSTRIAL SITES – FOR SALE

Eddisons

Incorporating Budworth Hardcastle



**SITES E1 E2 AND E3 AIRFIELD WAY, WELDON, CORBY, NORTHAMPTONSHIRE
NN17 3LX**

Rent/Price:

- Development site suitable for B1 of the Town and Country Planning (Use Classes) Order 1987 as amended.
- Three individual sites; 1.15 acres, 1.39 acres and 1.88 acres (0.47ha, 0.56ha and 0.76ha).
- Offered with vacant possession.

**Size: 1.15 - 4.42 acres (0.47 - 1.79
hectares)**

LOCATION

The three sites are located on the new Weldon Park area on the outskirts of Weldon as part of Corby's continued expansion. The three sites are located directly off Airfield Way that connects to the A43.

Corby has excellent road communications being linked to Kettering via the A6003 dual carriageway leading to the A14 at junction 7 approximately 9.9 miles away. The A14 links with the M1/M6 to the west and the A1/M to the east linking the east coast ports of Felixstowe and Harwich.

DESCRIPTION

The three sites form part of the overall outline planning permission for Weldon Park.

Site E1 totals approximately 0.56 hectares (1.39 acres) and will be situated next to the local centre.

Unit E2 is situated on the other side of the road, a short distance away totalling 0.47 hectares (1.15 acres) and next door is site E3 totalling 0.76 hectares (1.88 acres) - all accessed directly off Airfield Way that leads to the A43.

SERVICES

We understand that all mains services, including gas, mains drainage and electric will be available in the road for connections. Eddisons have not had sight of direct documentation and interested parties should therefore satisfy themselves in this regard.

ACCOMMODATION

Site E1: 5,635 sqm (1.39 acres)
Site E2: 4,644 sqm (1.15 acres)
Site E3: 7,607 sqm (1.88 acres)
Total: 17,886 sqm (4.42 acres)

PLANNING

The three commercial sites are part of the wider outline planning permission given on 27th February 2009 under application 09/00083/OUT that included for 'not more than 3,450 sqm of floor space to be provided for uses within Use Class B1 associated with the local centre'.

Interested parties should make their own enquiries as to clarification of the planning and their intended requirements to North Northamptonshire Council on 0300 126 3000.

VAT

All figures quoted will be exclusive of VAT.

TENURE

The sites are available freehold with vacant possession.

Offers are invited either as a whole or as 3 separate lots. For further details contact the agents.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

N/A

VIEWING

Strictly via appointment with the sole agents

Gilbert Harvey

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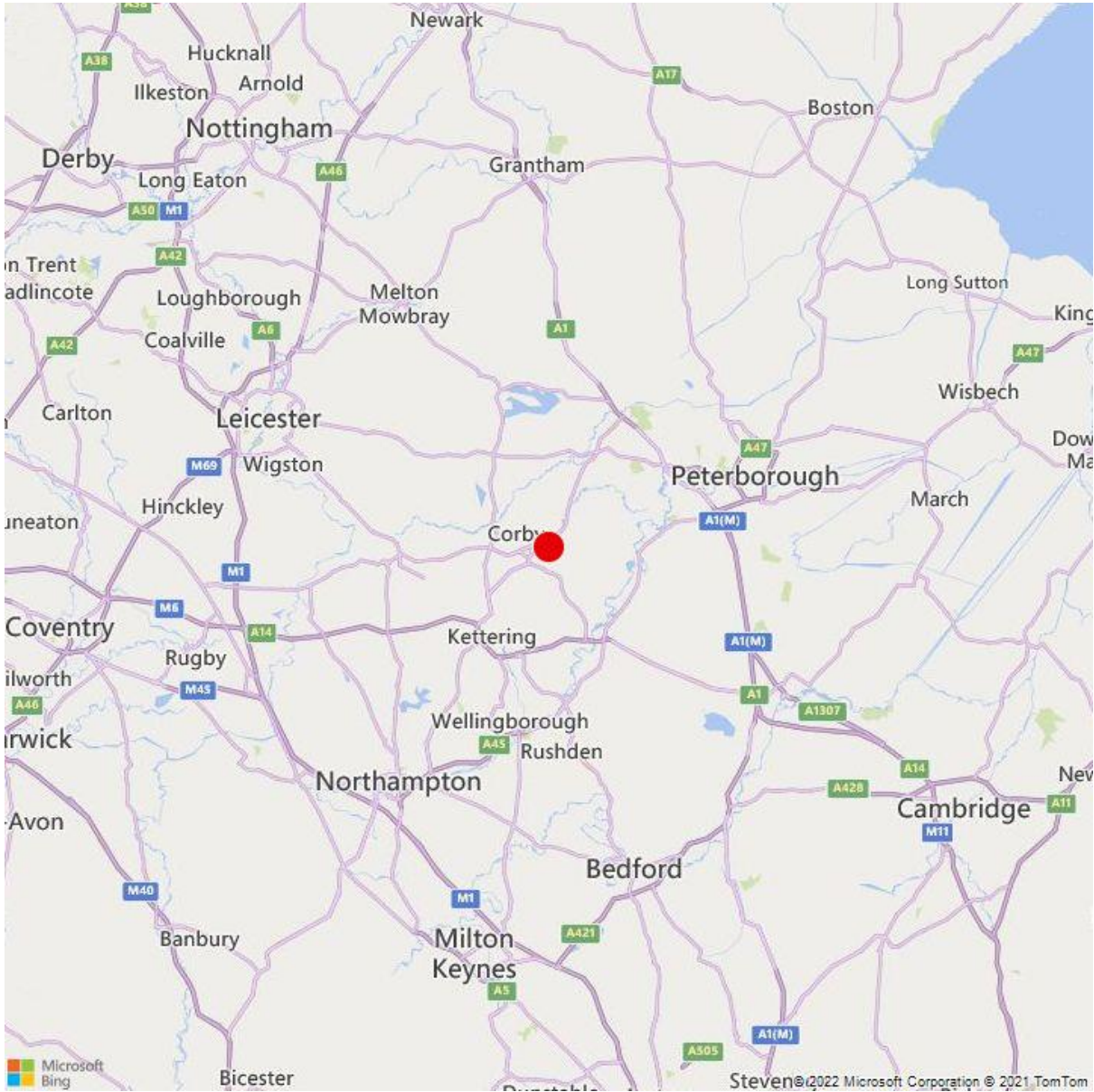
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Important Information

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