



**Manton Road and Fleming Road, Earlstrees Industrial Estate,  
Corby, Northants, NN17 4JL**

Upon the instructions of the Joint Administrators

# Eddisons

# Manton Road and Fleming Road

Earlstrees Industrial Estate, Corby, Northants, NN17 4JL



Agreement

For Sale



Detail

Owner Occupier/  
Development Opportunity



Price

£3,250,000



Size

94,000 sq,ft,



Location

Corby, NN17 4JL



Property ID

E/2024

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The property comprises a former food production complex, offering factory/warehousing and office space, all positioned around a central yard and wagon thoroughfare. Accommodation is arranged over four main units, along with ancillary storage/warehousing and an effluent plant. The main factory facilities have been modified and previously used for food production with floor drainage and gradients for the drainage. The site could be suitable for conversion or wholesale re-development for a number of alternative warehousing / factory uses. Each unit has a minimum eaves height of 5.2m.

The site is well secured to the perimeter, with high quality vehicular and pedestrian access gates off both Manton Road and off Fleming Road.

## Accommodation

The below units are all arranged on the main site and are surrounded by various yards, loading and delivery bays and car parking. To the front of the site is an effluent plant, previously used for the filtration of the waste made by the production process before the water entered into the mains system. There are also a number of portable external stores and redundant refrigeration units.

(1) Factory 1	sqm	sq.ft.
Factory floor	1,269.00	13,660
Offices	153.40	1,651
(S) S Building	588.00	6,329
<b>TOTAL</b>	<b>2,010.40</b>	<b>21,640</b>

(R) Roscope Warehouse	sqm	sq.ft.
Factory floor	1,272.00	13,692
<b>TOTAL</b>	<b>1,272.00</b>	<b>13,692</b>

(2) Factory 2	sqm	sq.ft.
Factory floor	3,459.94	37,244
<b>TOTAL</b>	<b>3,459.94</b>	<b>37,244</b>

(5) Factory 5	sqm	sq.ft.
Factory floor	1,800.00	19,376
Offices	140.13	1,508
Waste area (external)	35.75	385
<b>TOTAL</b>	<b>1,975.88</b>	<b>21,269</b>

## Accommodation contd.

2.37 hectare site. (5.862 acre)	5 separate access points into the site.
Steel portal frame	38 car parking spaces for staff and visitors.
Secure site	LED and fluorescent strip lighting
Min eaves height 5.2m	Roller shutter access to all sections

## Rates

The site has a rateable value of £345,000 but this includes additional buildings. The units will require reassessment upon sale.

## Energy Performance Certificate

Unit 1:	EPC Rating C
Roscope:	EPC Rating C
Unit 2:	EPC Rating C
Unit 5:	EPC Rating C

## Services

All services are available.

## Tenure

Address	Known as	Tenure	Title No.	Lease Terms
Unit A Bell House, Fleming Road, NN17 4SW	Unit 2	Leasehold	NN168880	999 years with 972 years unexpired. Peppercorn rent.
Unit A Bell House, Fleming Road, NN17 4SW	Unit 2	Leasehold	NN168875	999 years with 972 year unexpired. Peppercorn rent.
Unit A Bell House, Fleming Road, NN17 4SW	Unit Roscope	Leasehold	NN168877	999 years with 972 years unexpired. Peppercorn rent.
Unit B Bell House, Fleming Road, NN17 4SW	Unit 1	Leasehold	NN168879	999 years with 972 years unexpired. Peppercorn rent.
3 Manton Road, Earlstrees Industrial Estate	Unit 5	Freehold	NN123571	N/A

## Terms

**The entire site is offered For Sale as a whole but our client will consider selling individual units if required.**

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of source of funding will be required from the successful purchaser, forms of identification and confirmation of the source of funding will be required from the successful purchaser. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

## VAT

It should be noted that all figures are exclusive of VAT which we understand will be applicable.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Location

The property occupies a prominent position on the Earlstrees Industrial Estate, with frontage and access onto Manton Road and Fleming Road.

The estate is a well established industrial area, just to the north of Corby and with excellent road access to the A43, A14 and A47.

Corby is approximately 10 miles north of Kettering, 23 miles west of Peterborough, 23 miles north of Northampton.

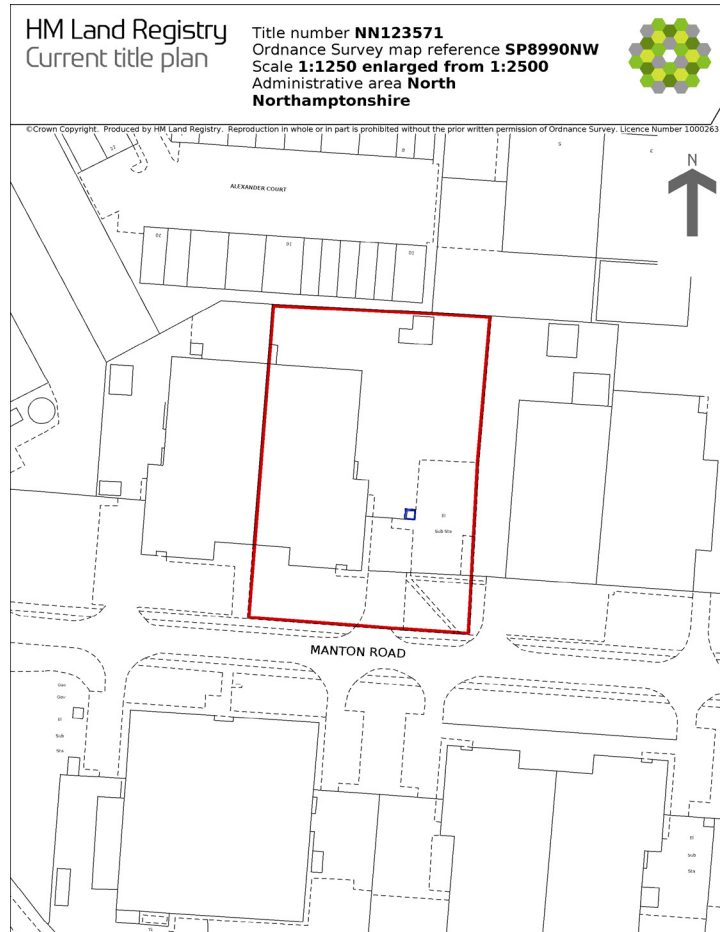


What3words

airbrush.nagging.misfits

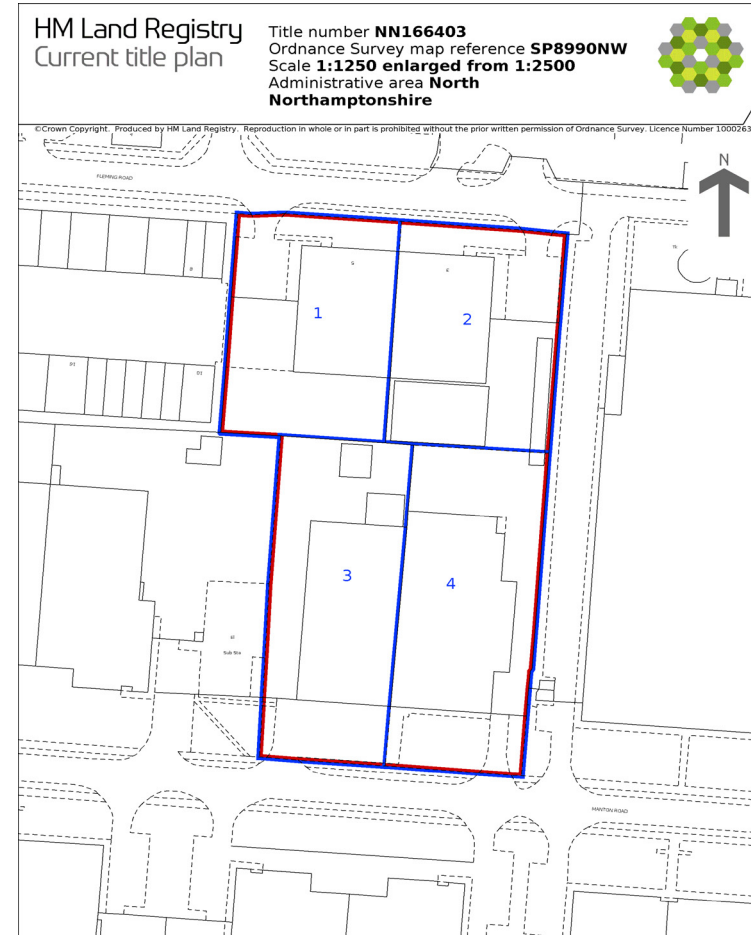






This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 16 April 2024 at 15:15:00. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 08 March 2024 at 10:15:27. 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.

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