

**Mileway**

Unit A, Arkwright Road, Willowbrook Industrial Estate, Corby, Northants NN17 5AE

CORBY

# Arkwright Road

**Available To Let**

HQ detached industrial/warehouse unit  
25,178 sq ft (2,340 sq m)



# Arkwright Road

-  Comprehensively refurbished
-  55 car parking spaces
-  Large loading yard

Available To Let  
HQ detached industrial/warehouse unit  
25,178 sq ft

The subject property comprises a prestigious Detached HQ industrial/warehouse building with a 34.5% office content located in a prominent position within the Willowbrook Industrial Estate in Corby. The property has been comprehensively refurbished and provides a clear-span warehouse production area with a minimum eaves height of six

metres, two level access loading doors, and comprehensive two storey office and ancillary accommodation that is ideally suited for a head office operation. The property is also served by a large yard area and approx 55 car parking spaces.



Three phase electricity



LED lighting



Located in Corby



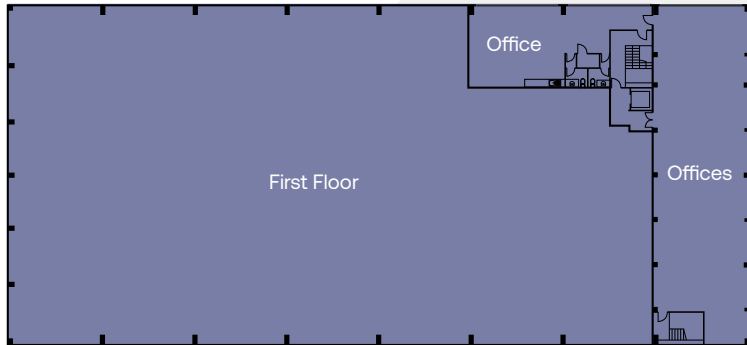
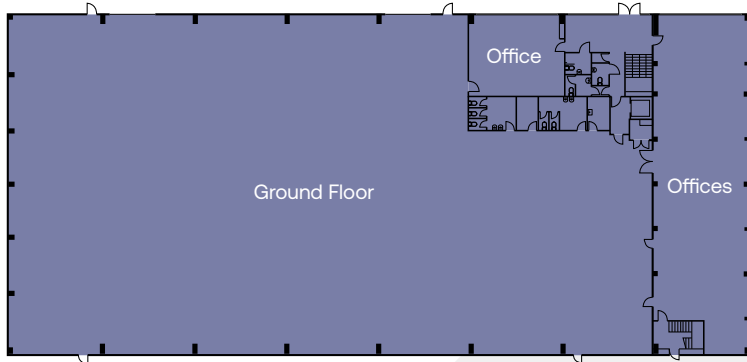
Two level access loading doors



6m minimum eaves height



Multiple WC facilities & kitchenette



## Accommodation

Unit	sq m	sq ft
Warehouse	1,533 sq m	16,498 sq ft
Ground Floor Offices	423 sq m	4,553 sq ft
First Floor Offices	383 sq m	4,127 sq ft
<b>Total</b>	<b>2,340 sq m</b>	<b>25,178 sq ft</b>



Take the Virtual Tour here



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## EPC

The property has an EPC Rating of 63 In Band C.

## VAT

VAT will be payable where applicable.

## Viewing / Further Information



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## Terms

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated. The guide rent is £145,000 per annum exclusive of all outgoings and VAT.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Location

The A14 is located approximately 8 miles to the south at Kettering (junctions 7, 8, 9 & 10) and provides access to the west to junction 19 of the M1 at the interchange with the M6 and to the east, to the A1, M1, Cambridge and onto the east coast ports.

The £34 million Corby Link Road was completed in 2014. A new train station opened in April 2009 with a journey to London (St Pancras) of approximately 70 minutes.



### By Road

A14 approx 9.9 miles (Junctions 7, 8, 9 & 10). Corby to London is 91 miles with journeys taking approximately 1h 48 via the A14 and M1.



### By Rail

#### Corby Railway Station.

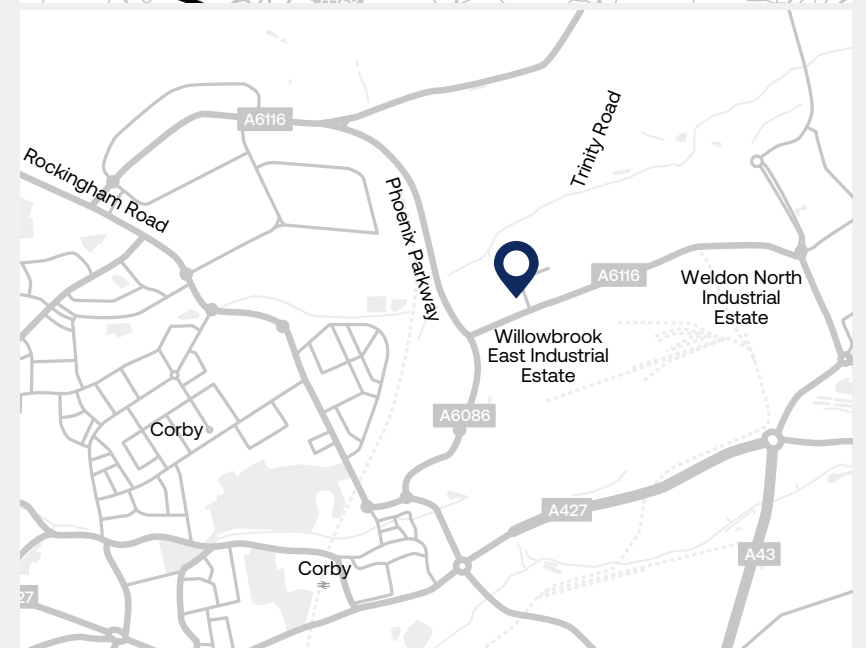
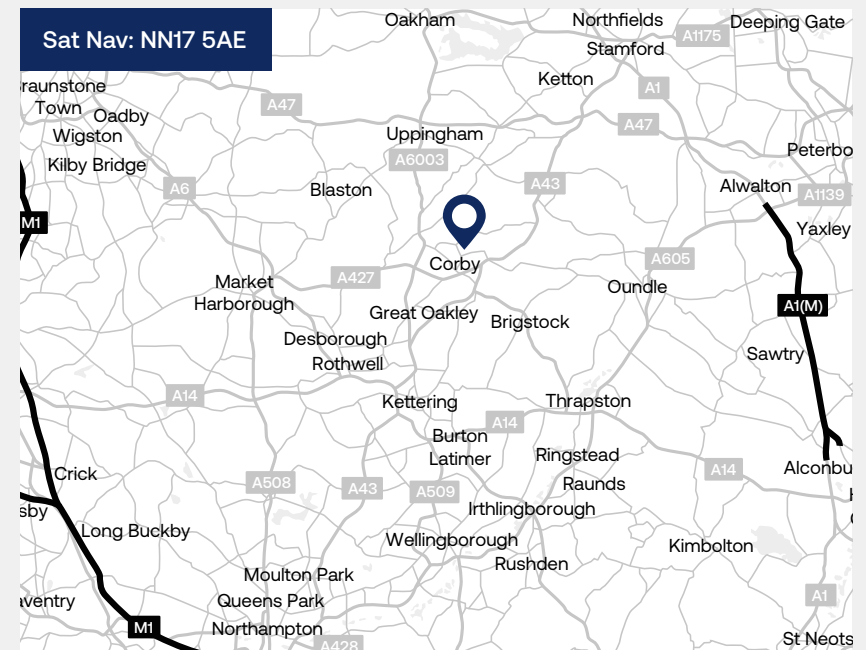
Located nearby offering a direct link to St Pancras International with a journey time of 70 minutes with approx. 19 trains per day.

Approx 1.6 miles from Arkwright Road



### By Bus

Regular buses run throughout Corby to the Industrial Estate. Approx every 30 mins.



Property owned by **Mileway**

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. June 2021.