





# INDUSTRIAL UNIT TO LET

**Willowbrook Industrial Estate, Corby, NN17**



-  An industrial mid terraced unit of 5,860 sq ft (544 sq m) GIA including ancillary offices
-  Located off Steel Road in Corby close to the A43
-  Minimum eaves height of 4.2 metres
-  Loading/unloading facilities via electric overhead loading door with anti ramming barrier

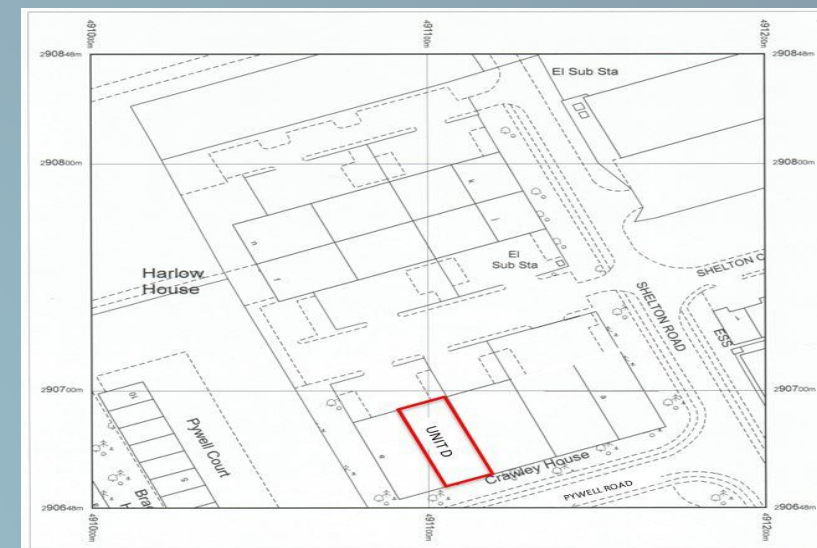


**Location:** Corby is a major growth area being one of the fastest growing towns in the UK, the aim being to increase the 2011 Census population of 61,300 to around 110,000. Corby benefits from rapid road communications on the A14 A1-M1 dual carriageway, with local access at both Kettering and Thrapston, as well as a new railway station with a London St Pancras main line service.

**Description:** Willowbrook Industrial Estate situated on Shelton Road is a gated development with external estate lighting and security patrols. The property was rebuilt around six years ago and benefits from a generously sized forecourt. The property is in exceptional decorative order with a fully fitted kitchen, DDA compliant WC and office. The unit is of steel frame construction with facing brickwork elevations to a height of approximately 2m, and colour coded vertical cladding above. Minimum eaves height is around 4.2m. Internally the unit has been well finished including painted internal blockwork and warehouse floor. Powered electric panel overhead loading door. Reznor suspended gas heater and roof ventilators to the warehouse, and separate gas radiator central heating to the front office.



ACCOMODATION	SQ. M.	SQ. FT
Main Warehouse	467	5,030
Office & Amenities	77	830
<b>TOTAL GIA</b>	<b>544</b>	<b>5,860</b>



**Terms:** A new Full Repairing & Insuring lease for a term to be agreed.

**Rental:** £40,000 per annum.

**Estate Charge:** Upon application.

**Rates:** The Rateable Value Is £15,250.00 (This is not the amount you will pay). More information can be found from the Local Authority (Corby).

**EPC:** The Energy Performance Rating for this property is to be confirmed.

**Legal Costs:** Each party to be responsible for their own legal costs.

**Viewing & Further Information  
Strictly By Prior Appointment  
Through joint Agents**

**Danny Pincus**  
Tel. 020 8952 6434  
danny@goldsteinleigh.com

**David Walker**  
Tel. 01536 771 588  
david@davidwalkercommercial.co.uk