



## Industrial Unit TO LET

### Unit M, Willowbrook Industrial Estate, Corby, NN17

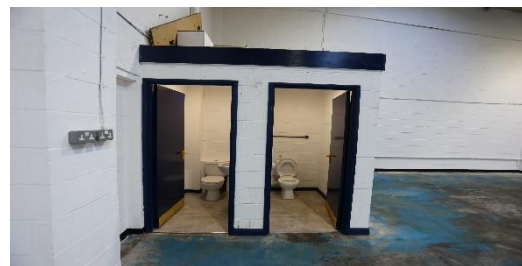
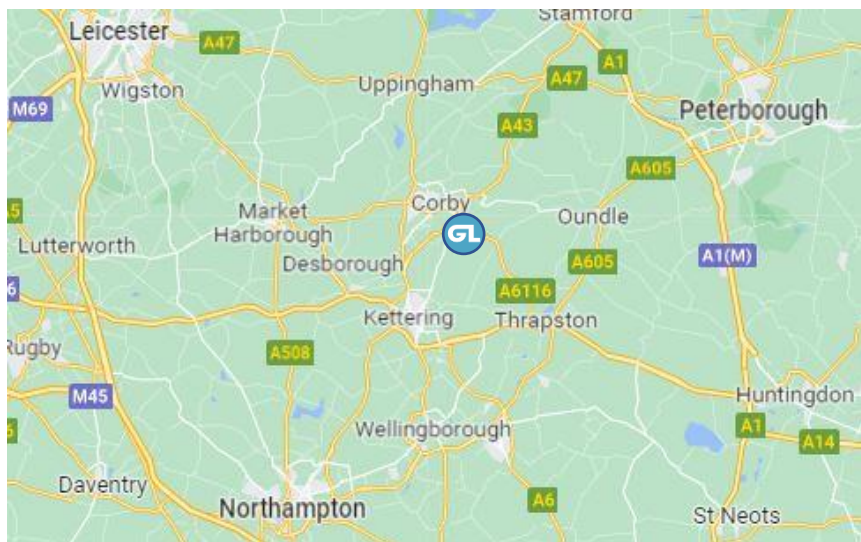
4,885 SQ FT (453.83 SQ M.)

**Location:** Corby benefits from its central location in the heart of the UK, making it highly accessible for both regional and national distribution. Situated just 15 miles from the A14, it offers direct links to major motorway networks such as the M1, M6, and M11. This connectivity ensures efficient transport routes to key cities, ports, and the rest of the country, making it an ideal hub for logistics and supply chain operations. Corby has its own railway station, which provides fast services to London, making it easier for businesses to reach the capital and other parts of the UK. With its strong infrastructure, competitive costs, and skilled workforce, Corby (NN17) offers a compelling proposition for businesses looking for an efficient, cost-effective warehouse location.

**Description:** With its comprehensive refurbishment and prime location in Corby, this warehouse is an excellent choice for businesses looking for a modern, secure, and well-equipped space. The property offers a flexible and functional solution for various uses, from storage and distribution to light manufacturing and industrial operations. The warehouse benefits from a spacious yard, offering ample space for vehicle maneuvering, parking, and loading/unloading through the new electrical roller shutter. The entire electrical system has been completely rewired and there are newly installed WC's & a kitchen. Energy efficient LED lighting has been installed and the property has been rewired throughout. There is 3-phase power & apex heights of 6.4 meters. Available immediately on a new lease.

**GL Strong Transport Links**  
**GL Upgraded 3-phase power supply**

**GL Extensive Refurbishment**  
**GL Extensive Forecourt Loading & parking**



**Tenure:** Leasehold

**Terms:** New Lease for a term to be agreed.

**Rental:** £30,000 per annum exclusive.


**VAT:** VAT is applicable.

**Rates:** The property has a 2023 Rateable Values of £23,500. The full payable amount in 2024/25 should be around £11,601.65 but should be subject to transition due to the lower 2017 RV of £13,500. Enquiries can be made to North Northants Council.

**EPC:** Energy Performance Rating of 'C'.

**Referencing:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** The tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease.

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## Viewing & further information

Strictly by prior appointment

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