

Available
Now



Last Remaining Unit



6m Eaves Height



Electric Loading Door



LED Warehouse Lighting



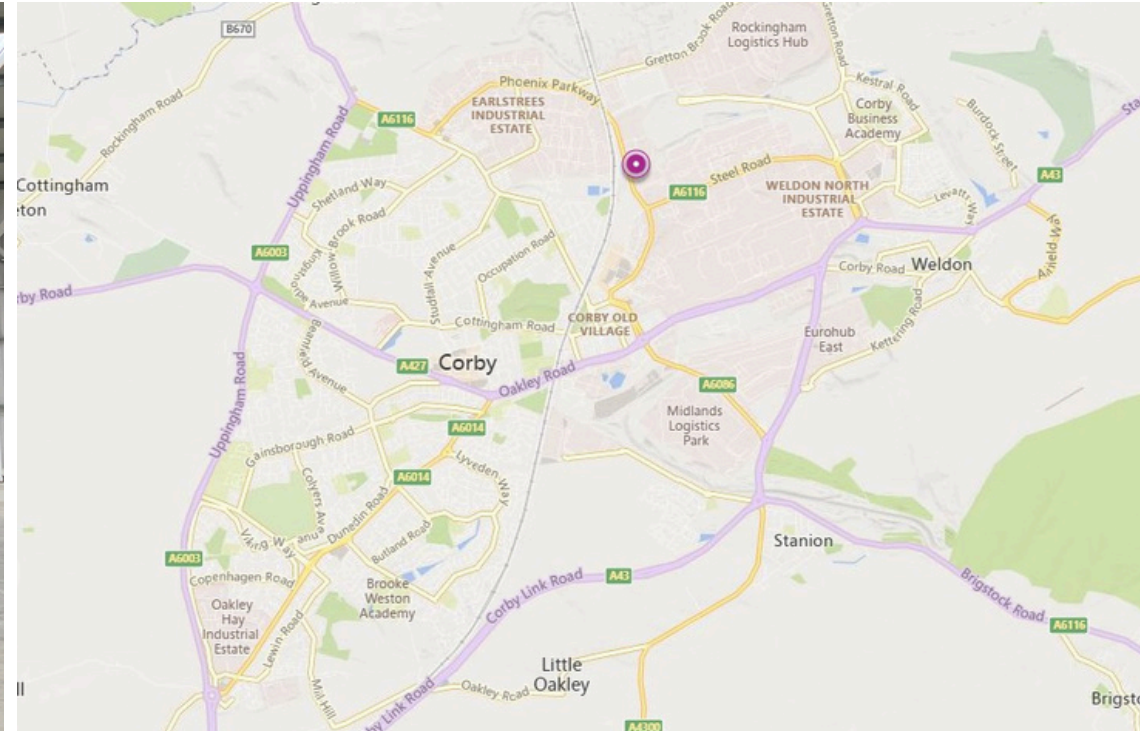
Dedicated Parking



Fitted WC

High Specification Warehouse Unit
4,584 Sq Ft

FOR SALE / MAY LET



Location

Omega Court at Centrix Business Park is located on the Willowbrook Industrial Estate in Corby.

Corby is very well located in the heart of the 'Golden Triangle' and the national road network is easily accessible.

Dual carriageway access is provided to the A14 via the A43/A45/A6003. The A14 is approximately 10 miles from the site with a journey time of approximately 15 minutes. The A14 provides direct access to the M1/M6 to the west at Catthorpe Interchange and the A1/M11 to the east.

Corby has a mainline train station providing a regular direct service to London St Pancras International with a journey time of approximately 1 hour and 15 minutes.

High Specification Warehouse Unit
4,584 Sq Ft
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Description

The unit benefits from:

- 6m Minimum eaves
- Electric level access loading door
- 3 Phase power
- WC facilities
- LED warehouse lighting
- Dedicated parking

Accommodation

Description	SQ M	SQ FT
Unit 8	426	4,584

EPC

The property has an EPC of A

Terms

The property is offered for freehold sale at
£640,000

The unit is available on a new full repairing
and insuring lease at **£41,250 per annum**

Legal Costs

Each party to bear their own costs

VAT

All figures quoted are exclusive of VAT which is
applicable at the prevailing rate

Business Rates

Current rateable value is £26,000

Anti-Money laundering

To comply with AML regulations, identification
checks and confirmation of source of funding is
required from any purchaser or lessee

Further Information

For further information please contact CPP

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