



## High Quality Modern Trade/Warehouse Units 4,584 - 13,772 Sq Ft (425.85 - 1,279.42 Sq M)

- High specification units
- Established trade park with neighbouring occupiers including Toolstation, City Plumbing, MKM and Screwfix
- Large circulation areas and generous parking allocations

# High Quality Modern Trade/Warehouse Units

## 4,584 - 13,772 Sq Ft (425.85 - 1,279.42 Sq M)

### 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. Predominantly 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.

### Description

The units provide trade counter/industrial/warehouse buildings of 4,584 sq ft, 9,188 sq ft, or 13,772 sq ft available.

The units benefit from the following specifications/facilities:

- 6m minimum eaves
- Access via an up and over loading door
- 3 phase power and gas
- WC facilities
- Large loading/car parking areas

### Accommodation

Units 8, 9 & 10	13,772 sq ft
Units 9 & 10	9,188 sq ft
Unit 8	4,584 sq ft

### Terms

The properties are available by way of a new full repairing and insuring lease on the following quoting terms:-

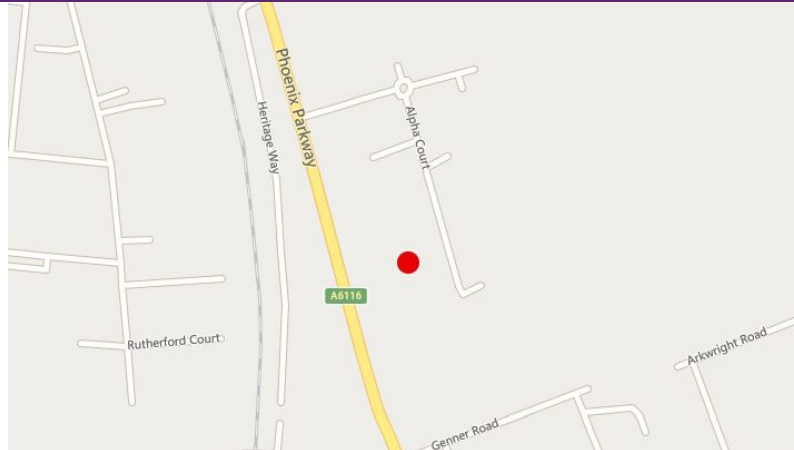
- Units 8, 9 & 10 combined £117,000 per annum exclusive
- Units 9 & 10 combined £80,500 per annum exclusive
- Unit 8 £41,250 per annum exclusive

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

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

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact CPP  
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