

# TO LET

To be refurbished  
**MAY SUBDIVIDE**



## **HIGHLY PROMINENT RETAIL WAREHOUSE**


27,028 sq ft (2510.9 sq m)

Also suitable for  
warehousing or leisure  
uses subject to planning  
(98 space car park)



Cronin Road  
South Weldon  
Industrial Estate  
Corby NN18 8AG

Prominently located at  
the main entrance to the  
**South Weldon  
Industrial Estate**

Loading bay   
with roller shutter  
door access



## Key Features



5.6m Height  
to Eaves



98 Parking  
Spaces



Roller Shutter  
Loading



Gated  
Rear Yard



First Floor  
Office Space



Prominently  
Located



Can be  
Subdivided



Adjacent  
to A43

### Rent

The commencing rent is **£225,000** per annum exclusive.

### Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

27,000 sq ft  
of internal floor  
space available



## Location

The property is situated in a highly prominent location at the junction of Cronin Road with the A43 approximately 1 mile to the east of Corby Town Centre. Cronin Road is the main entrance to the South Weldon Industrial Estate.

The property is also within 1 mile of Weldon Park - a new Persimmon development providing 1,000 homes.



## Corby

Corby is an established town located in the heart of the East Midlands, approximately 23 miles north east of Northampton and 25 miles west of Peterborough.

The town benefits from excellent road and rail connectivity. It is a strategic national distribution centre and the area acts as a major hub, covering 80% of the UK population within a 4½ hour drive. The A43 dual carriageway links Corby to the A14 leading to the Midlands and the port of Felixstowe.

The town has excellent retail credentials having witnessed 30% population growth since 2001, and the average weekly spend per household within a 20 minute drive is £320. It has a catchment of 171,000 within a 20 minute drive, and 81% of households within a 20 minute drive have access to a car.


## Retail Warehouse Provision in Corby

Corby benefits from very low competition both within the town and the surrounding area.

Large retail provision comprises:

	Sq ft	Sq m
<b>B&amp;M</b>	27,650	2,568.7
<b>Wickes</b>	20,230	1,879.4
<b>Asda</b>	95,000	8,825.7
<b>Tesco</b>	113,300	10,525.9
<b>Phoenix Centre</b>	118,280	10,988.5
M&S, Iceland, Boots, Superdrug and Matalan		
<b>Oasis Retail Park</b>	35,250	3,274.8
Home Bargains, Farmfoods, and Argos		

## Situated approximately 1 mile to the east of Corby Town Centre

Gated yard   
at the rear of  
the premises



### Description

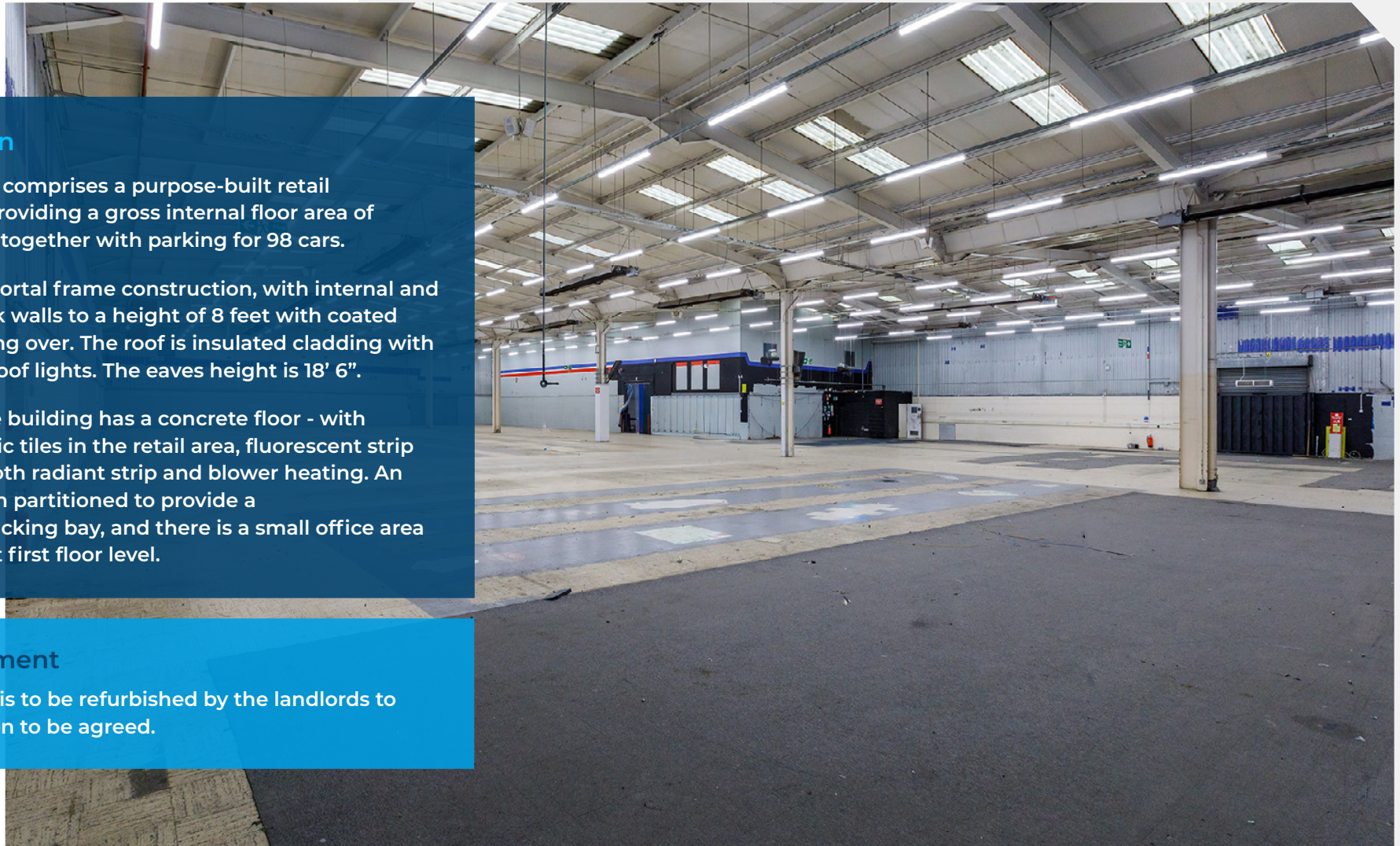
The property comprises a purpose-built retail warehouse providing a gross internal floor area of 27,028 sq. ft., together with parking for 98 cars.

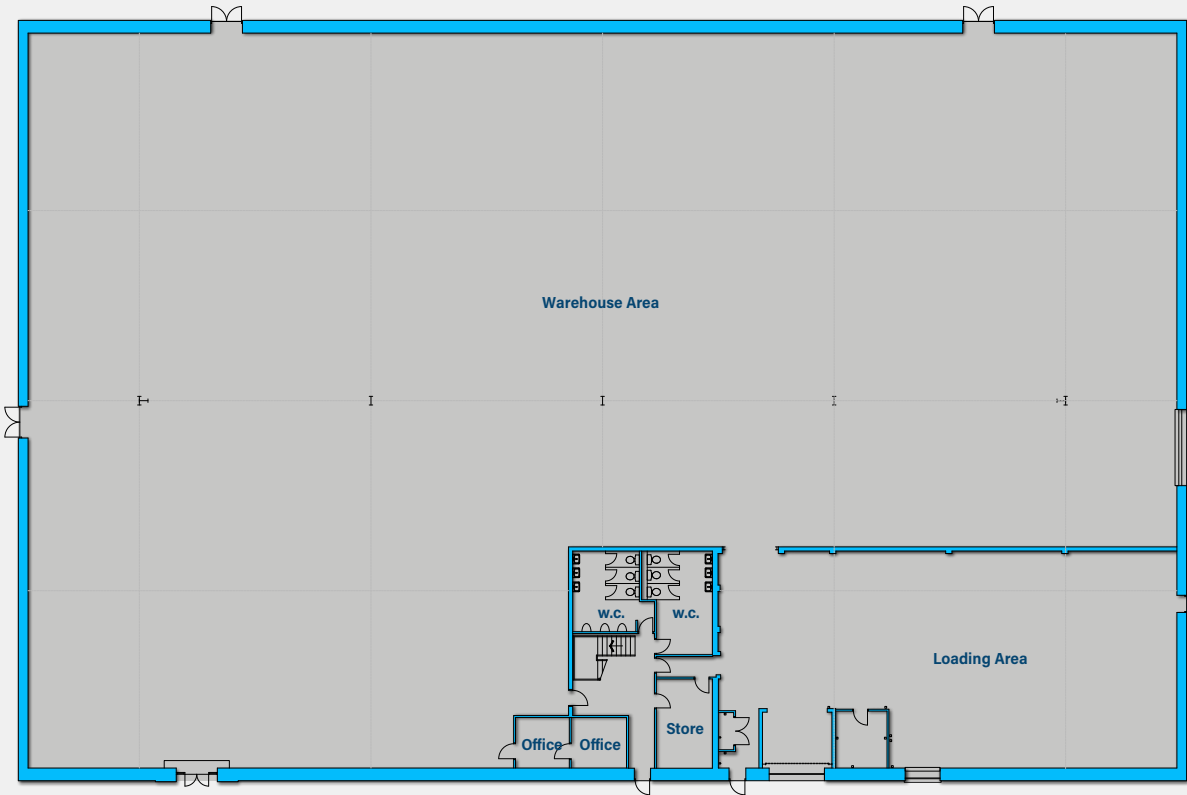
It is of steel portal frame construction, with internal and external brick walls to a height of 8 feet with coated metal cladding over. The roof is insulated cladding with translucent roof lights. The eaves height is 18' 6".

Internally the building has a concrete floor - with thermo plastic tiles in the retail area, fluorescent strip lights, and both radiant strip and blower heating. An area has been partitioned to provide a loading/unpacking bay, and there is a small office area (968 sq. ft.) at first floor level.

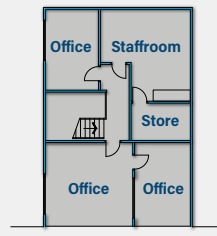
### Refurbishment

The building is to be refurbished by the landlords to a specification to be agreed.





↑ **Ground floor**  
 26,060 sq ft  
 2,421 sq m



← **First floor**  
 968 sq ft  
 89.9 sq m



### Planning/Use

The building has planning permission for open retail use with the exception of food.

The property is also ideally suited for use as a warehouse or for leisure uses, subject to planning.

### Rateable Value

The Rateable Value from April this year is £149,000.

### EPC Rating

The property has an EPC rating of D. The EPC is available on request.

### VAT

The property has been registered for VAT and Value Added Tax will be payable on the rent and any other payments due under the lease.



### Travel Distance



#### Main Roads

A43  
A1 (M) Junction 17  
M6 / M1 Junction 19

Adjacent  
16.9 miles  
30.2 miles



#### Towns / Cities

Corby  
Leicester  
Northampton  
Peterborough

1 mile  
27.8 miles  
25.2 miles  
23.8 miles



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### Viewing

By appointment through the joint agents.

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To Let // May Subdivide

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